

RIVER VALE AT HOLIDAY FARM
TOWNHOUSE SECTION
Meeting Minutes – May 31, 2017

Board of Directors Present:	Scott Gallagher	President
	Lyn Gruber	Director
	Florence Morgenstein	Secretary
	Darlene Palmer	Director

Board of Directors Absent:	Donald DeLuca	Director
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Preferred Management Inc.:	Stuart Smith	Property Manager
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Meeting called to order at 7:36 P.M.

Approval of April Meeting Minutes

- Read by Stuart
- Approved by Scott
- 2nd By Darlene

1. Sales:

- 102 Choi to Ibo Snir
 - i. \$355,000
 - ii. May 18, 2017

2. Irrigation:

- Paramount has changed two defective time clocks (108 & 518). Problem valves that were identified last year were repaired along with a general line repairs. At this time no areas seem soggy or leaking. Erich can do another walk through with the board if we want to discuss any further improvements. Also he is sending an updated installation plan for the Manor House turf area.

3. Superintendent:

- Anthony has been working on the property, completing normal maintenance issues, checking clogged gutters, and placing leader drain covers. Anthony has opened the tennis court and has been attending to the pool.

4. Landscaping:

- High Sierra has been maintaining the property. Management did a walk through with John and it was agreed that the amount of seed spread behind cluster 509-515 was insufficient and needed to be augmented
- Much and the shrub grooming completed by June 15th.
- Bamboo needs to be removed.

Snow: \$21,195.00

Landscaping \$42,392.00

\$63,587.00

Tree Budget: \$10,000.00 ----- \$6,000 used

Sprinkler Repairs: \$6,000.00

Planting Budget: \$20,000.00 - \$4,000.00 = mulch

- Reexamine planter at the entrance of the property.
 - Needs fixing and reflectors to be replaced

5. Financials:

- April 2017 financials were emailed to Board members on 5/4/17

6. Exterminator:

- Carpenter Bees
 - i. 31-41 Holiday Court Carport – Saw dust from bees
- Termite inspection to be scheduled with Bug Doctor

7. Gutters:

- Look out 499 Piermont front.
- Anthony to clean out unit 122

8. Clubhouse:

- Pipe leak under the sink in the clubhouse.
 - i. Anthony or plumber to repair
- Board requesting proposals for cleaning service to come every two weeks.

9. Pool:

- Pool rules were distributed and 47 units have applied for ID badges. All inspections passed (Health, Water, Electrical). Pool opened without any incidents.

10. Correspondence & Unit Owner Matters:

- Unit 505 – deck sagging; putting pressure on the gas line.
 - i. Gas line moved
 - ii. Generated line to be moved
- Unit 122 voiced noise complain issue against unit 120
- Unit 60 – correspondence sent for roaming cat.
- Unit 503 – correspondence sent for barking dog.
- Unit 31 – correspondence sent for improper disposal of garbage waste.

11. Miscellaneous:

- Jessica Markowski is the new contact for Preferred Management (Jessica@prfmgt.com)

Closed Session matters addressed at 8:30 P.M.

Next Meeting: May 31, 2017 at 7:30 P.M. (Clubhouse)