

## **Dreamland Villa Community Club Board of Directors**

February 9, 2016 Approved Meeting Minutes

**Welcome:** President Carylan McLean

**Pledge of Allegiance**

**Call to Order:** 9:00 a.m.

### **Open Forum:**

Charles Dubbs commented: the orientation time for new Board members had been shortened and wondered if new Board members would benefit from learning how the administrative office procedures work. DVCC has a 2011 strategic plan addressing a long-term capital budget. In the past, a list of approved motions had been maintained to track changes in DVCC's policies.

Richard Schlagenhaft complimented John Pawloski, Sr., Maintenance Committee Chairman, for the work finished on the Farnsworth Hall swimming pool.

### **Roll Call:**

Present: Pat Clark, Carol Cooper, Charles Dubbs, Ward Jennings, Carylan McLean, Earl Munday and John Pawloski, Sr. Cyn Munday was absent. A quorum was present.

### **Approval of Meeting Minutes:**

Board Meeting January 12, 2016, ratified

Board Study Session February 2, 2016, ratified

**Treasurer's Report:** Report on file in the office. The combined cash balance of the checking and money market account: January 31, 2015=\$305,449.50, January 31, 2016=\$302,575.67.

**Administrative Services Manager's Report:** Report on file in the office.

**Standing Committee and MCSO Posse Reports:** Reports, if provided by the Committee Chairpersons, are on file in the office.

### **Old Business:**

**Cell Phone Tower Lease:** Bob Westall, Contracts Chairperson, informed the Board that he had negotiated a revised lease with Crown Castle, the company with whom DVCC has a current cell phone tower lease. The current lease pays DVCC \$864 per month with a three percent increase in five-year increments. Crown Castle agreed to a new lease paying DVCC \$1,200 for 240 consecutive months and a \$20,000 down payment at closing. The Board authorized Bob Westall to proceed with the lease and to provide the Directors a copy of the new lease for their review and approval as soon as possible. Motion carried unanimously.

**Verification of Occupancy Re-Survey, Transmittal Letter and the third Realtor Letter:** The Board agreed to move discussion of the proposed language to an ad-hoc committee chaired

by Ward Jennings, meeting to be held at 3 p.m. Monday, February 8, 2016, at Read Hall. The committee is open to any DVCC member who wishes to attend. Motion carried unanimously.

**New Business:**

**Motion:** Earl Munday moved the Board accept the revised DVCC By-Laws dated February 9, 2016, incorporating the line items voted on and approved at the January 12, 2016, general membership meeting. Motion carried unanimously.

**Motion:** Earl Munday moved the Board approve the Activities Policy, as corrected, dated February 9, 2016. Motion carried unanimously.

**Motion:** Earl Munday moved the Board approve the revised Purchasing Policy dated February 9, 2016. Motion carried unanimously.

**Motion:** Earl Munday moved the Board approve the revised Website Policy dated February 9, 2016. Motion carried unanimously.

**Motion:** Earl Munday moved the Board approve the Dues and Fees Policy dated February 9, 2016. The implementation date has been set for the 2017 dues year. Motion carried unanimously.

**Motion:** Ward Jennings moved the Board agree in principle, subject to lease review, approval and execution, depositing the \$20,000 down payment from the revised cell phone tower lease, into the DVCC money market account and designating \$10,000 of the funds to pay for the new exercise room equipment. Red Westall, Indoor Activities Chairman, discussed the exercise equipment needed. The Board agreed in principle, subject to review and approval, an initial lease of the new exercise equipment. The Board approved a DVCC Open House, starting at 9 a.m. Saturday, March 26, to show off to the Dreamland Villa Community the newly-remodeled exercise room and equipment. Motion carried unanimously.

**Adjournment:** 10:40 a.m.

Submitted by Ward Jennings, Secretary