

Dreamland Villa Community Club Board of Directors
Approved Minutes July 18, 2016 Special Board Meeting

Welcome: Vice President Pat Clark

Pledge of Allegiance

Call to Order: 9:00 a.m. by Vice President Pat Clark.

Roll Call: Ward Jennings, Secretary

Present: Bruce Gile, Pat Clark, Ward Jennings, John Pawloski, Sr. and Janet Peterson. Carylan McLean attended by cell phone.

Ratification of Minutes: The Directors ratified the June 7, 2016 Board meeting minutes.

Treasurer's Report: After reviewing the June 30, 2016 and year-to-date financial statements, the Directors authorized the Administrative Services Manager to move \$25,000 from the checking account GL number 1010 to the Capital Reserve Fund account GL number 1202.

Old Business:

Farnsworth Hall Lobby A/C Units: John Pawloski, Sr. moved Wolff Mechanical, Inc., (ROC license number 091873, class C39), as the low bidder, be awarded the contracts to install a two ton A/C unit costing \$4,498 and a 7.5 ton A/C unit costing \$9,113, each unit located at Farnsworth Hall. Motion carried unanimously. (Note: Wolff Mechanical, Inc. submitted a certificate of insurance with its bids.)

Re-roof Building One (the north building at Read Hall) and two out buildings: The Directors authorized the Maintenance Committee Chairman, John Pawloski, Sr., to obtain three competitive bids for the removal of the existing roofing material and re-roofing Read Hall's Building One and two out-buildings. Building One currently has an inoperative A/C unit that needs to be removed and the roof sheeting replaced where the existing ductwork penetrates the roof decking. Note: This A/C unit is not being replaced.

Carpet Replacement: The Directors authorized the Maintenance Committee Chairman, John Pawloski, Sr., to obtain three competitive bids to replace carpeting. Separate bids shall be solicited for Read Hall's exercise room, billiard room, and John's Villa Restaurant. Bids shall also be solicited for the bocce ball courts.

John's Villa Restaurant Air Re-balancing: John Pawloski, Sr. moved that Wolff Mechanical, Inc. be awarded the contract for \$4,985 to repair the air handling equipment in John's Villa Restaurant. Motion carried unanimously.

John's Villa Lease: Carylan McLean moved that a revised lease be approved between John's Villa Restaurant, lessee and Dreamland Villa Community Club, Inc. Inc., lessor. Discussion: The revised lease extended the term to July 31, 2018, and provided for laddered

payments to match the restaurant's traffic flow. The total lease payment from September 1, 2016 to July 31, 2017 remains the same. Motion carried unanimously.

Key Card Entry System: Ward Jennings moved that Nobel Protection Systems, Inc., the low bidder of four companies submitting bids, be awarded a contract in the amount of \$10,555.13 to install new Honeywell key card readers and system. In addition, 3,000 reusable key cards, costing \$5,472, plus sales tax, shall be ordered on December 2, 2016. Discussion: The existing "Kee Card" system shall remain operative while the access points are pre-wired. The real-time conversion to the new system shall occur on Monday and Tuesday, January 30 and 31, 2017 respectively. The minutes of the December 13, 2013 Board of Directors meeting recorded that \$24,000 had been authorized for a key card system replacement. Motion carried unanimously.

New Business:

Board of Directors Meeting Times – October through December 2016: Ward Jennings moved that 9:00 a.m. shall be the starting time for October 11 and December 13, 2016 Board of Director Meetings. The November 8, 2016 meeting shall start at 7:00 p.m. The meeting times for calendar year 2017 shall be set at the October 11, 2016 Board of Directors meeting. Motion carried unanimously.

Additional Planned Maintenance: Maintenance Committee Chairman, John Pawloski, Sr., provided information about forthcoming operations and maintenance projects:

The Read Hall complex has ten roof top A/C units. Each of these units is scheduled for serviced in the next couple of months. Since no service work has been done on these units in the last several years, the projected cost could approach \$3,000.

The Directors also took a long hard look at the lease agreement between Dreamland Villa, lessor, and John's Villa Restaurant, lessee. The existing lease terms have remained unchanged since March 1, 2010. The lease sets forth certain responsibilities for the lessor to maintain portions of the Read Hall complex leased to John's Villa Restaurant. Maintenance costs shall be incurred as the lessor complies with the lease's maintenance requirements.

For Discussion Purposes Only:

Property Management System: Ward Jennings advised that the Microsoft Access property management system's development is steadily moving forward.

Farnsworth Hall: Bruce Gile presented a report providing comparative analysis of facilities located in the East Valley that are similar to Farnsworth Hall. This report provided an analysis of revenue opportunities that Farnsworth Hall could provide if it were used on off peak periods as a rental facility. This report was attached to these minutes posted on the Dreamland Villa Community Club, Inc.'s website.

Annual General Membership Meeting: The traditional annual meeting required by the Dreamland Villa Community Club, Inc. (DVCC) Articles of Incorporation shall be convened at 2:00 p.m. January 10, 2017. A second general membership meeting shall be held at 7:00 p.m., also on January 10, 2017. For the members to vote on any item, it is necessary for 100 members

in good standing to be present at each meeting. The DVCC members who wish to be candidates for a Board of Directors seat shall be introduced at both meetings.

October 10, 2016 Open Forum: The evening meeting shall start at 7:00 p.m. and shall be open to *all* Dreamland Villa Community residents. The Directors continue to seek a moderator for this forum. Topics to be discussed at the open forum meeting shall be limited to the activities within the auspices of Dreamland Villa Community Club, Inc.

Participants from Maricopa County's Planning and Zoning and the Sheriff's Office are **not** participating in this meeting. A community open forum with the County's representatives is anticipated for early December 2016.

The Directors modified the motion made at the June 7, 2016 Special Board Meeting by rescinding the 9:00 a.m. members only October 10, 2016 meeting. Reason: Members shall have an opportunity to present their suggestions and ideas for the Board's further consideration at the September 7, 2016, 7:00 p.m. Special Board Meeting; the October 4, 2016 Study Session; and the October 11, 2016 Board Meeting.

Calendar Year 2017 Annual Fee Payment Plan: The Directors elected to adjourn the meeting and open the discussion to attendees who wanted to provide their ideas and feedback on this or other subjects.

Adjournment: 10:18 a.m.

Submitted by Ward Jennings, Secretary

Open Forum: The attendees and Directors participated in a variety of discussions following the meeting's adjournment. A summary of the discussions shall be attached to these minutes posted on the Dreamland Villa Community Club, Inc.'s website.

Attachments:

[Open Forum](#)

[Farnsworth Hall Proposal](#)