

Dreamland Villa Community Club

Study Session Minutes

February 3, 2015

- ❖ **Meeting called to order** at 9:00 a.m. – Patty Thorpe
- ❖ **Pledge Allegiance to the Flag:** All
- ❖ **Roll Call of Directors:**
  - Present: Harry Cole, Carol Cooper, Sara D'Spain, Cyn Munday, Earl Munday, John Pawloski Sr., John Sabbagh, Patricia Thorpe, Lyle Wood, Pat Clark and Betty Watson.
- ❖ **Submit of Resignation:** Barbara Miller resigned as Editor of the Citizen, effective June 1, 2015.
- ❖ **Old Business:**
  - 2014 Audit/Review Completed – Dennis Zurbay
    - ♦ Mr. Zurbay stated that all material was in good order and found nothing significant to report. Trying to implement some procedures with the accounting. Original will be published on the Bulletin Board and Ms. D'Spain will write up an article for the Citizen. A copy will be in the office as well.
  - Report on results of the 400.00 Fee by Cyn Munday
    - ♦ Discussion to reinstate the membership fee for new home buyers. A survey was taken earlier with letters going out to 32 new residents. 8 replied that they would join if they were charged a fee; 5 said no and 1 did not say one way or another. Old fees were the following \$275.00 Admission Fee; \$175.00 Transfer Fee making a total of \$400. That was changed to a \$400 Club membership with \$225 reinstatement fee. Action was taken last year to waive the \$400 fee. Legality was discussed and found there was not a problem. Red Westall suggested that to raise the fee and then include a free membership card for the year. It was decided to send this back to Policy/Procedure committee and get the correct specific language identifying renewals and bring back to the March Study Session.
  - 2015 Membership Report – Jackie Young
    - ♦ End of 2014 there were 2,079 members; End of January 2015 there was 1,664 members. 45 residents joined that were not members. 25 existing members added another household member. Discussion was held on new Kee Cards and when they are activated. By-laws were reviewed regarding time lengths and why a 30 day grace period.
  - SESAC – Pat Clark
    - ♦ After discussion it was suggested to put SESAC to the side. It was suggested that this is brought up at the Board meeting and be voted on.
  - Farnsworth Pool Gas Coverage – Earl Munday

- ◆ Cost saving will not show up on the pool covers until a later date as the bill for gas is mid-month to mid-month. Earl will report later when he has better figures. Maintenance is happy with savings they seem to be generating.
- Plot/Alley Ownership Report – John Pawloski
  - ◆ It was determined it was County Property. Maintenance Supervisor with the County will be meeting with John next week. This is a problem that will not be handled in a short period of time, but as time goes on and after this meeting John will be able to give a more detail report.
- Letter to Proud Supporter – Sara D'Spain
  - ◆ Sara reported that Ward Jennings feels that there has been so many changes to the original document he is withdrawing authorship. It was suggesting that Sara take it back to the Strategic Planning Committee and at this point it is considered a dead issue.
- Inspection Report on Farnsworth Hall Pool and Spa. – Earl Munday
  - ◆ Discussion on replacement of relining the Spa and dual drains along with the decking. Will be looking for newer estimates. Estimates at hand are last year's estimates. John Palowski asked if they have looked at buying a whole new spa instead of relining the old spa. Earl will look into that and bring it back to the board along with the new estimates in March study session.
- 55 Plus Signs – Earl Munday
  - ◆ Talked about putting up 12 new signs. After discussion it was decided to buy 12 more signs and get them posted. Corky mentioned that he put up over 100 signs in the past. Block Watch signs will be going up along with the new signs.
- Parking Lot Lights – Carol Cooper
  - ◆ Member mentioned that Parking Lot Lights are not working at Farnsworth. They will check timers and see if that is the problem. Carol told Board that if they need to replace them and they have to have a lift to do so that the Fundraiser Club will be glad to put that on their Wish List.
- Update on new PC Program – Jackie Young
  - ◆ They are still working on it and starting to use the new system. She is hoping to use a room and give all Board members a Demo of it when time allows.
- Change Office Hours – Patty Thorpe
  - ◆ Earl suggested that we go with keeping the office open during lunch hours, a few nights, and a few weekends. Volunteers can be there however they need to be trained in how to do memberships. Sara and Patty will look at it and will bring it to the March board meeting.
- Update Space allocation – Red Westall

- ◆ Red explained what the changes would be in rearranging walls and reallocating space. All thought it was a great plan. Cost of material would be around \$1,000. Concerns about ceiling pipes, light and Air/Heat. Red will go back and look at concerns and return to the board with his report.

#### ❖ **New Business**

- Ceramic Checking Account Update – Patty Thorpe.
  - ◆ Checking account has been closed. Funds will be admitted in DVCC Account under the heading of Ceramic Fund. Discussion on how the accounts will work.
- Discuss 50/50 – Carol Cooper
  - ◆ Gave a report on first 50/50 done by Fundraising Committee. Asked permission of the Board to be able to do 50/50 for all Dreamland Villa Community Club Events. All agreed. Asked to be courteous and talk with those who are head of projects before going and doing 50/50. Report is attached and made part of these minutes (Attachment 1)
  - ◆ Patty brought up the fact that Alicia Short donated \$ 200.00 towards maintenance and set up for their Art Show.
- Past Presidents back wall change – Carol Cooper
  - ◆ Cyn Munday reviewed the idea with the Board Members about the Plaque on the back wall and taking the photos of presidents down. Photos will be placed in book below the wood plaque. All were in favor. Carol Cooper will put down on wish list, with the Fundraising Committee, to be able to purchase the name plates that will be attached to the Plaque. The Plaque will be supplied by the Wood Shop.
- Poker Run – Carol Cooper
  - ◆ Reviewed with the board the idea of Poker Run to raise funds. Explained that the committee would like to do this the first of April. Will present more information as the plan forms. May be through email as time allows.
- Phone Book Proposal – Carol Cooper
  - ◆ Reported that information received from Rays Printing. After discussing with the Board they asked that I get 3-4 different types of proposals from Ray. Black and White v.s. Color. Price Break on quantity? They all expressed they want Alpha as well as Street. Will have to reduce book by removing other material from 2014 phone book. Need Map and would like to have Rules posted. Carol will get with him and present it again to the Board. Report is attached and made part of these minutes (Attachment 2)
- Discuss Rules and Regulations/By-Laws on Web-site – Carol Cooper

- ◆ They were on the web-site 3 years ago and it was decided to take them down at that time. After discussion it was decided to go ahead and post on Website as long as it did not include the CCCRs.
- Sell of DV items at Swap Meet – Harry Cole and Red Westall
  - ◆ It was decided to sell old desks, old tables, 2 pool tables and a few other items at the Swap meet.
- Maintenance regarding the following items – Earl Munday
  - ◆ Discussion on regarding setting temperature settings in rooms. Would like to buy locked covers for thermostats. Report is attached and made part of these minutes (Attachment 3)
  - ◆ Room Set-Up protocol was discussed. Report is attached and made part of these minutes (Attachment 4)
  - ◆ Maintenance Work Protocol was discussed. Earl reminded everyone that there must be a work order for the Maintenance crew to work on projects. Report is attached and made part of these minutes (Attachment 5)
  - ◆ Volunteer Projects Protocol was discussed. Report is attached and made part of these minutes (Attachment 6)
  - ◆ John Palowski brought up the question of a Contact Number at the swimming pools should a problem arise. There is no system set up for that at this time but it was agreed that one needs to be set up.
- Hire Attorney for questions on dues per household, Administration Fee and SESAC – Patty Thorpe
  - ◆ All agreed that one is not needed at this time.
- New Resident Coupon Plan – Sara D'Spain
  - ◆ All were in favor of the Coupon. Discussion on how to present the coupon to new residents. Sara will bring an exact plan to the Board.
- Address Real Estate Agents through The Board of Realtors – Sara D'Spain
  - ◆ It was discussed to give the correct information through the Board of Realtors and giving them a contact person. This will be done after March meeting which is when the returning of the initiation fee will be brought up. Once the Board of Realtors is notified it was decided that this should be done on a routinely basis.
- Advertising on Web-Site – Cyn Munday
  - ◆ It was decided that it would not hurt to put a link of those who were entertaining at Farnsworth Hall as well as mention the event on the Web-Site.
- Annual dues by household update – Lyle Wood

- ◆ Lyle stepped down from this project as he is planning to step away from the board this year. John Palowski said he would head up the committee. He asked all those who would like to be on the committee to contact him by email.
- Information on Cell Tower – Lyle Wood
  - ◆ Again Crown Castle asked to buy the easement around the cell tower. Lyle produced the numbers they offered which was not much more from the last offer. The Board felt like getting an analysis of the offer would not hurt, however, Board Members are not willing to sell the Tower at this time.
- Meeting on the Go – Patty Thorpe
  - ◆ Patty found companies online that offer this service. After talking with the Board and hearing the community express having a full time board available at all times she investigated the possibility of using this type of service. Board members were all in favor of the idea and was agreeable to spending the money for the program that would need to be downloaded on Board Members computers. Also discussion about members being able to tap into the meetings as well. By-Laws will need to be changed should the Board vote to start Meeting on the Go.
- New Philosophy for Dreamland Villa – Patty Thorpe
  - ◆ She expressed that Dreamland Villa needs to be looked at as more of a Business then a Club. Club membership cannot sustain the upkeep of Dreamland facilities. She expressed doing an Ad Hoc committee under the Strategic Planning Committee regarding how Farnsworth Hall and other ways this community can make us money.

Adjourned: 12:30 p.m.

Submitted by Carol Cooper, Secretary