

Dreamland Villa Community Club Board of Directors
October 4, 2016, Approved Study Session Minutes

Welcome: Pat Clark, President

President Clark thanked John's Villa Restaurant for furnishing the refreshments for this meeting.

Pledge of Allegiance

Call to Order: 9 a.m.

Roll Call: Ward Jennings, Secretary

Present: Pat Clark, Bruce Gile, Ward Jennings, John Pawloski, Sr. and Janet Peterson. A quorum was present. The Directors belatedly accepted Carylan McLean's verbal resignation as a Director, tendered at the 9 a.m. Executive Session on September 7, 2016.

Resignation of Carylan Mclean: At a 9 a.m. September 7, 2016, Executive Session meeting, Carylan McLean was asked for an explanation regarding certain events reportedly occurring during August 2016. She responded, "If you don't want me here, I quit." Asked what she quit, she stated, "Everything." Mrs. McLean then walked out of the meeting without any additional discussion or explanation. The Board of Directors belatedly accepted former President McLean's resignation as a Director. Mr. Allen's comments below addressed those events.

Guest Speaker: Lane Allen, former Treasurer, said he had recommended, and then-President Patty Thorpe approved, changing the position of Administrative Services Manager from hourly to salary. He also stated they authorized the Administrative Services Manager to leave the office after closing at Noon, but before 4 p.m., when the work was completed.

Treasurer's Report: Ward Jennings, Treasurer, reported DVCC has sufficient cash to meet anticipated operating expenses for the remainder of the year. As a result, he recommended transferring \$14,417.35, the remainder of calendar year 2015's surplus funds, to the Capital Reserve Fund's Money Market Account. Jennings also recommended increasing budget line items by \$7,056.

Old Business:

Administrative Policy and Procedure: Ann Krasselt, Acting Policy Committee Chairperson:

Section: Age-Restriction - Senior Citizen Overlay has been revised pending resolution of two issues: 1) should the reference to CC&R's Amendment One remain or be deleted, and 2) which apartments should be included in the reporting requirements for the Housing for Older Persons Act of 1995.

Section: Directors, Board of, recommended adding paragraph K "The President shall have exactly the same rights and privileges as all other Directors, including the right to make motions, to speak in debate and to vote on all motions." This change will align DVCC's governing documents to Robert's Rule of Order.

Website Update: In the absence of Cyn Munday, Website Committee Chairperson, Gene Miller, Webmaster, spoke on behalf of the committee. No suggestions to provide for a contemporary DVCC website appearance were forthcoming.

Farnsworth Hall Outside Sales: Bruce Gile, Sales and Marketing Committee Chairperson, stated that four outside rentals of Farnsworth Hall have been booked. Three of four potential parties expressed interest in renting Farnsworth Hall, but the requested booking dates were in conflict with DVCC events already planned.

October 10, 2016, 7 p.m., Open Forum Meeting: Gary Barnard was introduced to the audience. Barnard has been selected to moderate the meeting and has agreed to be appointed Nominating Committee Chairman.

New Business:

DVCC Truck Replacement: The Directors agreed to authorize John Pawloski, Sr., Chairman Maintenance Committee, to spend up to \$5,000 to replace the existing truck.

Exercise Equipment Replacement: Red Westall, Chairman Indoor Activities Committee, stated two pieces of exercise equipment need to be replaced. He recommended purchasing an Octane XR6000 seated recumbent elliptical, cost: \$3,000, and a Matrix R3X Recumbent Bike, cost: \$2,230.52. The pricing includes two-year extended warranty for parts and labor, delivery and installation. The Directors discussed using \$3,000 of Fundraising Reserve Funds and \$2,230.52 of Capital Reserve Funds for the purchase.

Farnsworth Hall Signage Proposal: Bruce Gile, Sales and Marketing Committee Chairperson, proposed upgrading the marquee sign at Farnsworth Hall. He was asked to obtain two more bids and explore additional options.

Compliance Telephone: Bruce Gile, Compliance Committee Chairperson, requested and received authorization to obtain a dedicated compliance cell phone with a monthly recurring charged not to exceed \$50. This cell phone will eliminate compliance cell phone calls and text messages now being sent to his personal cell phone.

Church Rental: Jackie Young, Administrative Services Manager, said DVCC received a request from a church group to rent Read Hall for \$100 per week for two hours on Sundays. The Directors rejected the request because the weekly rental was too low.

Part-Time Employee: Jackie Young, Administrative Services Manager, advised that a part-time employee has been added to the office staff to assist with the forthcoming property management data conversion, telephone book preparation, annual dues statement and other projects.

Adjourned: 10: 25 a.m.

Submitted by Ward Jennings, Secretary