

January 14, 2023, 9:30 am Board of Directors Meeting Minutes

Welcome: Steve Malone, President

Pledge of Allegiance:

General Announcements:

Holiday Lights Decoration Contest: 1st Place: Steve Miske, 517 N. 53rd St., 2nd Place: Ivy Bolt, 5233 E Decatur St., and 3rd Place: Larry and Tina Guffy, 5745 E Decatur St. Next year's proposed contest is outlined on an addendum to these minutes posted on DVRC's web site.

Read Hall swimming pool metal roof: The material shall be installed next week.

Flyer artwork and weekly email blast: Please send all requests to the office. This way the office can verify the information and scheduling before forwarding requests to the graphic artist.

Nature Trail: Looking for a volunteer to manage the trail clean up. We are also taking bids to clean up the existing piles of brush.

QuickBooks (QB): The computer used for the QB credit card scanner "aborts" one or more times daily. A second computer is no longer connected to the QB network. Intuit is no longer supporting DVRC's QuickBooks Desktop Pro 2021. A 2023 upgraded subscription will cost \$600 to \$800 yearly and may be the only solution to the two problems.

Office Front Door: The door has operating problems. To open the door, please push the large "button". We are attempting to locate the original installer for a warranty claim.

Soup & Slider Supper: Thanks to the more than 150 people who attended the Friday night (1/13/2023) event, donating a final count of \$3,500 to offset DVRC's legal expenses related to the July 2022 directorial recall. The hiking group did an **AWESOME** job sponsoring the event and providing all the food, service, and decorations.

Call to Order: Steve Malone, President: 9:40 a.m.

Roll Call: Ward Jennings, Secretary. In attendance were directors Joyce Canino, Patti Hanks, Steve Malone, John Pawloski, Sr., and Ward Jennings. A quorum was present.

Ratification of Minutes: The Directors unanimously voted to ratify the December 13, 2022 Board of Directors meeting minutes. Patti's motion was unanimously approved to amend the January 3, 2023 Study Session Minutes to include her name as a directorial attendee.

Treasurer's Report: Ward Jennings, Treasurer. Detailed calendar year 2022 financial statements, including footnotes, are on DVRC's website: DreamlandVilla.org, Digital Library.

Office Manager and Standing Committee Reports: Copies of those reports, if provided, are available in the office. Earline, Chair, Nominating Committee requested anyone willing to assist in this year's voting process, leave a message with the office staff.

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OLD BUSINESS:

Policy and Procedure:

The Directors unanimously approved Joyce's motion to adopt the new Membership Discipline and Suspension Policy and Procedure

The Directors unanimously approved John's motion to delete paragraph III. D, Directors, Board of Policy and Procedures.

After much rancorous discussion among the Directors and meeting attendees, the adoption of a new Read Hall Kitchen Usage and Cleaning Policy and Procedure for the residential stove and ice machine was tabled.

Preferred Realtor Program: The Directors unanimously approved Ward's motion to create a Preferred Realtor Program as described in the documents titled "*Selling or Buying a Home*", "*What you should know to Sell, Buy or Rent a home in Dreamland Villa*", "*Preferred Realtor Program*" and "*Criteria to be a preferred realtor*". The Directors also authorized the documents to be placed on DVRC's website homepage in a new tab titled **SELLING OR BUYING A HOME**. This new tab should also include the existing *New Resident section*.

Audit Committee: The Directors unanimously approved Ward's motion to have Michele McCoy replace Joe Guzdziol as one of three 2022 auditors. NOTE: Joe asked to be replaced as a result of work commitments and health issues. The auditors started work Saturday, January 7, 2023 and anticipate finalizing their audit report and management letter by January 23, 2023.

NEW BUSINESS:

Farnsworth Hall's December 16, 2021 Lease: The Directors unanimously authorized President Steve Malone to sign an Addendum dated January 15, 2023, and submit it for signature to T2 Presents, LLC, lessee. NOTE: The Addendum specifically addresses the lessee's sale of liquor, a subject omitted from the December 16, 2021 lease. Terry Davis, CEO of T2 Presents, LLC, signed the Addendum prepared by the corporate attorney in coordination with DVRC's insurance brokers. A copy of the Addendum is available in the office and on the website.

Welcoming Committee: The directors unanimously approved Patti's motion to restructure the Welcoming Committee, replacing it with a group of volunteers who will visit or contact new home owners, provide information about our Community and DVRC, and personally deliver kee cards if the transfer fee has been paid.

Annual fees NOT paid: The Directors unanimously approved Ward's motion to authorize the office staff, starting February 1, 2023, to request all kee card holders return kee cards to DVRC's office if the residents have *NOT* paid their 2023 annual fees. NOTE: The Common Area Rules and Regulations, a DVRC governing document, state: *Only members and their guests are permitted use of DVRC facilities, with the exception of those facilities open to the public and as noted in the policy "Activities."* Residents of Dreamland Villa shall not be entitled to use DVRC's facilities if the annual fees have not been paid.

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Election of directors: The Directors unanimously approved John's motion to allow the Nominating Committee to count the directorial votes Wednesday morning, February 15, 2023, instead of Tuesday evening, February 14, 2023, Valentine's Day.

Farnsworth Hall: The Directors unanimously approved John's motion to approve a \$9,500 contract to reseal and restripe the Farnsworth Hall parking lot in two different phases. The work shall start Monday, January 16th, subject to the weather.

Insurance Policy renewal (policy period 2/1/2023 to 2/1/2024): The Directors unanimously approved the renewal of the three insurance policies: Accident policy, Management Liability policy and the General Policy with a \$43,666 premium to be paid in four installments. The Directors shall determine why the commercial auto policy on one truck costs \$2,465. And what coverage would be lost if the crime coverage was deleted.

Adjournment: 11:00 a.m.

Open Forum: Discussions continued regarding the kitchen stove, the Farnsworth Hall lessee's music, trash, possible storage container, "role in partnering" and whether the lease is good for DVRC. Steve suggested these subjects be brought up at the Wednesday, January 18th Town Hall meeting.

Submitted by Ward Jennings, Secretary

ATTACHMENTS:

Holiday Lights Decoration Contest

Preferred Realtor Program Documents

"Selling or Buying a Home",

"What you should know Sell, Buy or Rent a home in Dreamland Villa",

"Preferred Realtor Program" and

"Criteria to be a preferred realtor".

Addendum dated January 15, 2023 to the Farnsworth Hall December 16, 2021 T2 Presents, LLC. Lease.