

ABERDEEN COMMUNITY MASTER HOMEOWNERS ASSOCIATION
MEETING MINUTES
August 8, 2017

Board Members Present: Bob Poelking, Mike Conley, Judy Franz, Sandy Turner, Kathy Retz, Jim Bemer, Robb Reinker, Cynthia Haendiges, Thomas Schultz, Jeff Sherman, John Gelsimino, Waterford, Whitney Neidus from Stonewater Golf Club and Ed Donnelly from WRPM

The meeting was called to order at 7:01 p.m.

Kathy Retz made a motion to approve the April meeting minutes (no quorum at June meeting); Sandy Turner seconded; all in favor - motion carried.

Community Room

Bob Poelking relayed how an owner called in February to rent the Community Room. The owner asked about the number of chairs and decided to rent her own. After seeing there was an adequate number of chairs in the room, she requested reimbursement for her rental. As the Board determined the web site information was incomplete, the owner was offered the choice of reimbursement of half the amount of her rental or another rental. Mike Conley made a motion to ratify the telephone vote for the owner offer; Tom Schultz seconded; motion carried.

Sandy Turner asked if Jennifer DiLalla was still doing the checklist. Ed shared that Jennifer submits 90% of them to him.

Architectural Control Committee

The ACC had to deny applications for an electric generator and a fire pit because the Master Documents do not list them. A discussion ensued about adding these items to the documents. Robb Reinker believes it would be a mistake to overreact. When controlling documents or contracts are written, the authors include the most important things which they think owners should do and the most important things to be prohibited. Robb stated that it would simply not be feasible to cover everything or the documents would never end. When the documents are silent about a subject, then a body such as the Master Board, or the ACC, must interpret what is best for the community.

Bob stated that the Master Board is looking to the ACC to maintain the standards of the community. Jeff Sherman asked if the ACC procedures were run past the Board's attorneys. Bob confirmed that the ACC is run according to Master Association documents. Bob made a statement that the Master Board recognizes the authority of the ACC to resolve issues which the documents are silent about. Owners always have the right to appeal such decisions to the Master Board if they disagree with an ACC decision. Jeff Sherman made a motion to accept Bob's Position Statement to give this authority to the ACC; Kathy Retz seconded, motion carried.

K Hovnanian Homes

The Waterford at Legends held a meeting on 7/26/17 regarding the 14 units being added to Waterford. There was a majority vote to approve. These 14 units will pay an extra surcharge for the stream. K Hovnanian is agreeable with the amount to be charged to these 14 owners. A signature is required by the Declarant, Dino Palmieri. Approval is to be obtained for Kaman's fees; the document will then be submitted to the county for recording. Tom Schultz moved that the Board approve the 14 homes be added to The Waterford at Legends; Jim Bemer seconded; motion carried.

Sexual Predator & Use of New Technology Amendments

This amendment to the documents ordinarily requires 75% approval of the membership. However, because Aberdeen is so large, the documents state that the representatives for 75% of the owners can approve the amendments.

Bob asked the Board to review the proposed amendments submitted by Kaman. Whitney Neidus asked if realtors can be notified of the Sexual Predator Amendment once it is made part of the documents. Whitney also asked if an owner can be removed from the Association if they become a sexual predator after they reside in the Association. Bob asked for a motion to approve both amendments. Jeff Sherman asked for further clarification on the Sexual Predator Amendment. Bob replied

that the attorney recommends this amendment for all associations. The motion was tabled until Bob obtains answers from Kaman to Whitney's two questions.

It was agreed that a Special Meeting will be scheduled to vote on both amendment proposals.

Property Management Report

Ed Donnelly reported that the street signs are nearly finished. The pool will close September 17. Buckeye Paving quoted \$500 to repair the walkway cracks, which Ed believes is an excellent quote.

Landscaping Committee

Jim Bemer reported there was a \$6,000 budgeted amount for "Trees." Mobile quoted \$2,000 to clean up the tree beds around the Community Center, which should be completed next week. Plantings of new trees and shrubs will be done late September/early October at an anticipated cost of \$3,000. Jim also reported that issues regarding the testing and repairs of the irrigation system were addressed with Joe Suglia and Mobile Landscaping.

Bob discussed the golf course tree lawn care and tree ring mulching & maintenance with Stu Neidus

Signage

A discussion was held on recent K Hovnanian signage. There are currently five signs; some will be removed and some will be turned. K Hovnanian is supposed to but did not obtain Board approval. A question was raised about this approval, and Bob will check into it.

The ACC considers Stonewater to be an important part of the community. Robb also stated that Stonewater has low visibility in the city and that their signage is tastefully done. Whitney shared that Stonewater has television spots during every major golf outing. Robb also discussed his conversation with Steve Ambrose about the portable toilets, which have been relocated.

Social Committee

Judy Franz shared information about the August 31 Style Show. There are currently 13 committee members, and flyers have been distributed to the membership.

Enhancement Committee

A question was raised about table replacement in the Community Room. Ed will give Kathy Retz laminate chip sample rings to review.

Jim Bemer asked about changing the Community Center door hardware. He and Ed will get together to review replacement. Bob made a motion for the door hardware replacement; Kathy seconded; motion carried. There is a \$1,000 budget for this replacement item.

2018 Budget

Ideas for next year's budget include doors, a pergola, and a playground. A suggestion was made for Stonewater to post menus outside the pool in a glass case.

Board Members

Judy Franz announced her resignation from the Master Board due to health issues and time constraints. She stated that there is currently no one interested at this time, but she has spoken to several Highlands members and will stay on until a replacement has been found. The Board thanked Judy for her service.

Bob Poelking announced that he wished to remain on the Board but step back as President. He reviewed that major projects have been completed and the ACC is up and running. He asked Board members to think about volunteering for the position and hopes that someone will offer their services at the October meeting.

Cynthia Haendiges introduced herself as the new Fairways representative. Everyone introduced themselves to Cynthia.

The next meetings will be on October 10 and December 12.

Sandy Turner made a motion to adjourn the meeting; Kathy Retz seconded; motion carried. The meeting adjourned at 8:28 PM.

Respectfully submitted,
Sharon Konopka, WRPM