

SMITH FARM MASTER ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING Thursday June 24, 2004 7:00 P.M.

MINUTES

PRESENT:

Allan Lampert, President
Howell, Vice President
Elizabeth Kekempanos, Treasurer
Pam Cantello, Secretary
Leo Klebanow, Director

DICKINSON MANAGEMENT, INC.

Tony Serratore, Property Manager

A quorum was established and the meeting was called to order at 7:04 p.m.

A motion was made to approve the Board Meeting Minutes of May 20, 2004 and June 10, 2004 Work Shop Meeting

Motion to Approve Leo Klebanow, Seconded Elizabeth Kekempanos All in Favor

Financial Report

Elizabeth Kekempanos, read from the Financial Statement of May 31, 2004 quoting the account balances in the Operating Account \$206,434.96, Reserve Funds \$176,324.66 and Accounts Payable \$49,850.00. Elizabeth also gave the Collection/Foreclosure report 7 residents in collection, 5 residents have paid and 5 are pending. There are 13 Foreclosures 5 have paid in full.

Committee Reports

Advisory Committee – Allan advised the Board and members present on the attendance of the meetings. He noted that participation was down and that we needed to promote more attendance. He asked that each village bring another person.

ARC Report – Elizabeth Kekempanos read the minutes from the ARC Committee reporting that there were 27 approved ARC Requests, 3 disapproved and 1 re-submit.

Security – Don Cera. Legacy Chase asked to report to the BOD and residents in attendance. Don addressed his questions to Leo Klebanow. Don asked Leo what he considered ac committee's responsibilities were. Leo responded by

stating the following; a committee works at the discretion of the BOD, performs research and returns to the BOD their recommendation. At that time the BOD will decide what action is to be taken. A discussion ensued between Don and Leo on each of their interpretations of committee's responsibilities. Allan interjected what committees are you referring to? Don stated landscaping, Security, etc. Don further explained that he felt that BOD members should not be on committees. Allan gave his opinion on the function of a committee, which mirrored Leo's description. Ollie explained the presentation that was given at the last Work Shop meeting by Kent Security for guard services only. The member's present asked questions regarding security devices for the community. Don and Allan began a heated debate over the presentation. The Security Committee and the BOD began a conversation about the Security Reports given to the BOD. Leo voiced his opinion on the report submitted to the BOD. Leo further explained that there were other devices that should be looked into and reported on i.e. Bar Codes. The Security Committee advised that other devices were researched and found the transponder to be the best for the community. Pam explained her opinion of a committee and what was performed by the Security Committee thus far. After an hour-long discussion the BOD and Security Committee agreed that the function of a committees would be discussed and determined at the next Work Shop Meeting.

Newsletter – Leo advised that Jerry Kornbluth has decided to resign from the web site and that Shawn Tartaglia has accepted the responsibility on of the web masters. Leo further explained his vision for the newsletter to be an all-encompassing information system. The newsletter would now be available on e-mail to those residents who have submitted their e-mail addresses. Channel 63 will also have additional information for residents to obtain. Leo advised that Gayle Lampert is on the Newsletter Committee and the Elle Schor will write articles for the newsletter periodically. Leo asked Shawn to stand up and introduce himself to the residents present.

New Business

Speed Bumps Rear Gates - A discussion began between the residents present and the BOD regarding the re-positioning of the speed bump at the rear gate. Leo and management had observed the rear gates and decided to move them back to the curb next to the readers. Allan further explained that several companies have suggested installing cameras at the rear gates to monitor the activity. Leo explained his feelings on the speed bump and agreed that it should be smoothed over. Allan polled the BOD for their opinion on the speed bump. Don Cera gave the Security Committee's opinion on smoothing over the bump. The residents present shouted to remove the bump.

A motion was made to remove the speed bump at the rear gates.

Motion to approve Elizabeth K, second Pam Cantello, Oliver H All in favor

Rear Guard House – This item will be placed on the next Work Shop Agenda.

School Bus P/U Recreation Center – Allan advised the BOD and membership present that a letter was sent to Yolanda Shanks, School Transportation Supervisor asking to have our residents children picked up at the Rec. Center rather than either end of community. Allan suggested that the BOD wait for the School Transportation response before making any further decisions.

Park Benches – Management submitted to the Board a proposal from an on-line supplier of commercial furniture to purchase 2 benches for the Blvd. A short discussion ensued between the members present and management regarding the placement of the benches. Management explained that the first two benches would be placed at the two front lakes on the Blvd.

Motion to Approve Pam Cantello Seconded Elizabeth Kekempanos All in Favor

Landscape and Fountain – Management presented a proposal to the BOD to re-landscape the circle in front of the Recreation Center and the circle at the front entrance of Smith Farm. Management explained in detail the costs for all the work involved as well as the installation of the fountain. A motion was made to approve the project.

Motion to Approve Leo Klebanow Seconded Pam Cantello, Oliver Howell All in Favor

Part Time Cleaning Company – Management presented to the BOD a proposal from Coverall to perform janitorial duties at Recreation Center, Satellite Pool and Pavilion. The cost for the services four days a week is \$636.00. The BOD discussed the proposal and decided hire Coverall to perform cleaning services.

Motion to Approve Pam Cantello Seconded Elizabeth Kekempanos All in Favor

Old Business

ARC Guidelines – Pam advised the BOD that the understanding that she gained from the information sent by Lou Caplan, Esq. that the villages will be stricter than the Master Association regarding the basketball hoops. Pam further advised that basketball hoops would be kept half way down the driveway on not at the edge of the driveway. Pam advised that the revision will be completed the July Work Shop Meeting.

October Garage Sale – Allan advised the BOD and the membership present that after hearing resident complaints on the Garage Sale scheduled for October 2004 he is recommending that the sale be cancelled. Rich Johnson objected to the sale for the following reasons; parking, security and paying for advertisement. Rich further explained that it was against our Governing Documents to hold a sale. A discussion ensued between the BOD and members present and a

motion was made to cancel the Public Garage Sale and have a Resident Garage Sale.

Motion or Approve Leo Klebanow Second Oliver Howell, Abstain Pam Cantello Remaining in Favor

Millwalk Quit Claim Deed – Allan addressed the BOD and membership present regarding the turnover of tracts OS4, B3 and Tract 2 in Millwalk Village. Pam explained to the members present that Millwalk was the only village that Minto did not deed over to the Master the berm areas. Therefore, in all fairness to Millwalk it needed to be done. Rich Johnson asked for more detail and the BOD replied to all of his questions. A motion was made to assume the responsibilities of the above-mentioned tracts.

Motion to Approve Leo Klebanow Second Elizabeth Kekempanos All in Favor

Open Forum –

Michael Silbergleid, Kingsmill resident asked who is responsible for cracked sidewalks? Allan explained depending where they are located it could be either the village or the Master Association. Michael claimed it was located on Smith Farm Blvd. and that Minto will be repairing the sidewalks, as it is their responsibility.

Michael also asked was the BOD aware that our attorney had sent a letter to him advising him to remove items from his within 30 days knowing that it would take him nearly sixty days to obtain approval from both the village and Master ARC. The BOD understood the circumstances and advised Michael that they would speak to our attorneys.

Motion to Adjourn Allan Lampert Second Pam Cantello All in Favor

Meeting Adjourned – 9:00 PM

Respectively Submitted By:
Tony Serratore, Property Manager
Smith Farm Master Association, Inc.

MEMBERS PRESENT

Richard and Sharon Johnson

Sue Blitz

Gary Sobel

Michael Silbergleid

John Della Ripa

Don Cera

Glen Heilweil

Kim Ryan

Kim's Mom

Shawn Tartaglia