

**Sunset Royale Association
Board of Directors Organizational Meeting Minutes
January 6, 2018**

CALL TO ORDER: Meeting was called to order at 10:42 a.m. by Frank Canino.

QUORUM CONFIRMATION: Board members present in person were Frank Canino, Bob D’Orsi, Bob Morris, Sr., Elvart Dikiy and Richard Brubaker. A Quorum was established.

Election of Officers:

Motion by Bob Morris Sr. to appoint Richard Brubaker as President, second by Frank Canino. Approved unanimously.

Motion by Frank Canino and second by Bob D’Orsi to appoint Elvart Dikiy as Treasurer. Approved unanimously.

Motion by Richard Brubaker and seconded by Frank Canino to appoint Bob Morris, Sr as Vice President. Vote taken with 2 yes and 3 no. Did not pass.
Motion by Elvart Dikiy and seconded by Bob D’Orsi to appoint Bob D’Orsi as Vice President. Approved unanimously.

Motion by Bob D’Orsi and second by Elvart Dikiy to appoint Frank Canino as Secretary. Approved unanimously.

As the new president elect, Richard Brubaker took control of the meeting floor and asked that Board members and owners treat each other with respect. His hope is that we use our past history as a lesson and move forward. He also announced that he will not vote on items at the Board meetings, except in the case of a tie.

New Business-

New Exterior Light Fixtures- The fixture that Bill Guran has purchased and installed is durable, less expensive and looks nice. Motion by Bob D’Orsi and seconded by Frank Canino to purchase those light fixtures from reserves. 3- Yes and 1 No by Bob Morris, Sr. Motion passed. We need additional fixtures for back up, so 85 fixtures was suggested. Bob D’Orsi and Bill Guran would look at the bulbs purchased and choose the best bulb

for that fixture. All Board members were invited to look at the fixture installed.

Bulletin Board- Richard Brubaker polled the Board on their thoughts about installing the bulletin board. Comments against installing and suggested it be donated.

Motion by Frank Canino and seconded by Elvart Dikiy to donate the bulletin Board to the Woman's Exchange. Vote was 3 Yes to donate and 1 No by Bob D'Orsi against. Motion passed.

Comcast Contract- Elvart Dikiy reported that he now has a contact with Frontier and reaching out to him to come to the property. Notice not to renew present contract sent to Comcast and it was received. No feedback from Comcast as of yet.

Reserves Plan- Frank Canino feels we need to revisit the reserves plan and update the assumptions for funding needed. Elvart Dikiy will work with Dan Ploger to update the plan to see where we stand.

Rental Committee - Bob D'Orsi would like to see a Rental Committee formed to formalize standards. Frank Canino feels that owners are welcome to meet but the Board should have no involvement in the rentals.

Washer Doors - Richard Brubaker would like to have the doors reversed on the new laundry machines to allow loading them without a door in the way. The Manager will look into that.

Door Seals - Richard Brubaker commented that the maintenance of the doors are the responsibility of the association but the door seals are not specifically mentioned by the DOC. Richard needs a new door seal and needs to know what to order and determine who is responsible for the replacement so he can proceed with the repair. Bob D'Orsi and Richard volunteered to remove a door and look into whether the seals are replaceable.

Parking Lot Schedule - Frank Canino commented that Dan Ploger's schedule shows pavement alternative as next item on pavement project schedule. Board agreed to try to stick to that schedule.

Parking Lot Stickers - Alix Morin asked about the availability of parking stickers for owners cars so they would not be towed if someone was occupying their parking space when there was no office personnel present to initiate a tow. After a short discussion it was agreed to order new stickers and hangtags for owners vehicles. The new stickers and hangtags would not have the name Sunset Royale on them for security reasons. Julie to be given an acceptable design to order the new stickers and hangtags.

NEXT MEETING DATE: February 7, 2018 @ 1:00 p.m. at unit # 310, the Brubaker's unit.

ADJOURNMENT: Motion was made by Elvart Dikiy and seconded by Frank Canino to adjourn. Meeting adjourned at 11:38 a.m.

Respectfully submitted,