

FORESTER SQUARE GENERAL SESSION BOARD MEETING MINUTES

October 4, 2021

1. Call to Order

President, Eric Cionka, called the meeting to order at 6:00 pm.

2. Roll Call

President: Eric Cionka

Vice President: Rita Facchini (Absent)

Treasurer: Rob Gladstone

Secretary: Liz Rodriguez

Director: Bob Waltenspiel

Director: Madonna Van Fossen

Director: David Spatafora

AMI: Jim Dafoe

3. Approval of Meeting Minutes_– Eric made the motion to approve the September 2021 general session minutes which were seconded by Madonna and Board approved.

4. Current Action Items

- a) Waiting on quote from Joes Quality Construction teat tape on buildings 1, 4, 10, 11, 12 and 18 to prevent ice dams from forming on the roofs during the winter.
- b) Eric made the motion to approve the quote from Armstrong Masonry to pour a concrete walkway for the ramp on building 4 to the parking lot area in April 2022 for \$5,535. Madonna seconded the motion and the board approved.
- c) Eric made the motion to accept the proposal from LBD Home Improvement to repair the roof leak at 3933 Forester Blvd for \$2,875. Madonna seconded and the board approved.
- d) Eric made the motion to accept the proposal from LBD Home Improvement to repair the roof leak 3875 Forester Blvd \$3,375 at. Madonna seconded and the board approved.
- e) Eric made the motion to accept the proposal from LBD Home Improvement to repair the roof leak at 199 Amys Walk for \$2,995. Madonna seconded and the board approved.
- f) Eric made the motion to repair the roof leak at 3919 Forester Blvd for \$2,875. Madonna seconded and the board approved.
- g) Eric made the motion to accept the proposal from LBD Home Improvement to repair the roof leak at 238 Jotham for \$2,365. Madonna seconded and the board approved.
- h) Eric made the motion to accept the proposal from LBD Home Improvement to repair the roof leak at 3891 Forester Blvd for \$3,375. Madonna seconded and the board approved.
- i) Eric made the motion to accept the proposal from LBD home improvement to repair the roof leak at Amy's Walk for \$1,975. Madonna seconded and the board approved.
- j) Eric made the motion to accept the proposal from LBD Home Improvement to repair the roof leak at 296 Beverly for \$10,985. Madonna seconded and the board approved.

FORESTER SQUARE GENERAL SESSION BOARD MEETING MINUTES

October 4, 2021

- k) Eric made the motion to accept the proposal from LBD Home Improvement to repair the roof leak 236 at Jotham for \$0.00. Madonna seconded and the board approved.
- l) Work order was sent to Tri County Aquatics to turn the pond fountains power after it stopped working from the power outages we experienced the night before.
- m) Work orders sent to Brad the Handyman to fix the beeping in the fire suppressions closets on building 4 and 17.
- n) Brad the handy man to empty trash cans in front of clubhouse- Jim to place work order.
- o) Eric made the motion to purchase a new commercial garbage can to put neat the trail entrance at the back of the community for around \$250. Bob proposed chaining garbage can to fence. Bob seconded and the board approved.
- p) Jim to get estimate to revise some of the bylaws language from attorneys.
- q) Reviewed emails from owners of unit 232 Jotham and 306 Beverly in regard to water damage to their units.
- r) Board members discussed dogs off leash in community. Bob discussed dog park option. Jim AMI discussed liability issues with a dog park and increase in insurance costs. Eric to send out a reminder to the community that all dogs must be on a leash.
- s) Board approved Holiday lights to be put up around the community around November 8th by Green America for approximately \$2,500.
- t) Jim to inform our landscaping company to cut down all grasses, bushes and plants by the end of November.
- u) AMI paid DTE \$200 for them to do their part in wiring up the new street light towards the back of the community to the power box.

5. Past Issues & Completed Projects

- a) Eric created a thread on NextDoor to start discussion for possible October community garage sale.
- b) Board approved house painting colors for 3825 Forester Blvd.
- c) Update on new homes: The corner unit on Jotham sold and the owner will be moved in in August.

6. Future Projects

- a) Holiday lights to be put up around community around November 8th
- b) Start working on and reviewing 2022 budget
- c) Replace porches on building 9 (March 2022)
- d) Community Landscaping (May 2022)
- e) Building 4 Ramp and other misc. building repairs (Spring 2022)
- f) Pour concrete from building 4 ramp to parking lot (Spring 2022)

FORESTER SQUARE GENERAL SESSION BOARD MEETING MINUTES

October 4, 2021

7. Report of Officers

President:

6. Items as annotated above (4, 5 & 6) and in the master tracking document.

Vice President:

7. No report

Secretary:

8. No report

Treasurer:

9. Rob reviewed monthly financials

8. Committees:

Design Review Committee (Eric, Madonna, Rita):

None

Building & Grounds Review Committee (Rob, Liz, Dave):

None

Social Committee (Eric, Liz, Madonna, Rita, Bob):

None

Communications Committee (Eric, Bob, Dave):

None

9. Adjournment

Meeting adjourned at 7:09 pm

Eric, Rob, and David to meet October 19th, 2021 to review financials and start working on the budget.

The next board meeting will take place November 1st, 2021 at 6:00 pm at the clubhouse.