

# MARYLAND MUTUAL NUMBER TEN, INC. BOARD OF DIRECTORS REGULAR MEETING

Thursday, August 22, 2019 – 9:30 am

A regular meeting of the Board of Directors of Maryland Mutual Number Ten, Inc. was held in the Sullivan Room of the Administration Building, 3700 Rossmoor Blvd, Silver Spring, Maryland on Thursday, August 22, 2019 at 9:30am.

Resolutions: #15-16

Members Present: Peggy Salazar, President; Leroy Salazar, Vice President; Janet Martin, Treasurer; Paul Eisenhour, Secretary; Dora Pugliese, Director; Dotty VanScoyoc, Director; Cathy Kyle, Director.

Management: Kevin Flannery, General Manager; Kenia Ibanez, Mutual Assistant

Visitors: Carole Gist; Stan Labovich; Susan Ascencio; Bob Namovicz.

1. **Call to Order**- Ms. Salazar called the meeting to order at 9:30 am.
2. **General Manager's Report**- Kevin Flannery presented the General Manager's report for August 2019. All questions and comments were responded to by Mr. Flannery.
3. **Approval of Agenda**- Agenda was approved as presented.
4. **Approval of Minutes** – The Minutes of July 25, 2019 were approved as presented.
5. **President Comments**- Ms. Salazar's report included: (1) She reported on an incident in the mutual on August 8<sup>th</sup> involving a young male roof worker alleging he was assaulted in which several police officers came. (2) Kolb Electric has completed more than half the 25 units and she will write something in the Tidings regarding not touching ground rods. (3) The pizza party is all set with all the jobs volunteered for and pizza will be delivered. (4) The Martins have sold their house in just 2 days. (5) The Henrickson's unit on Kelmscot will be up for sale in October and the Barnett unit on Deerhurst will be on the market in the near future. (6) Informed the Board about a seminar on How to Prepare for Disasters on Thursday, September 5<sup>th</sup> at 1p.m. in Clubhouse 1 by Joseph Corona, CEM, Montgomery County Office of Emergency Management and Homeland Security.
6. **Treasurer's Report**- Ms. Martin report included: (1) The month of July was a positive month, with a surplus of \$7,565.00 and year-to-date surplus of \$26,520.00.

A. **Invoices**- After discussion, upon motion duly made and seconded, the Board agreed:

To approve payment of **\$270.00 to Kolb Electric, Invoice #2124031** to remove and replace 90-amp breaker in the garage panel at 3409 Hallaton Ct (Jones).

To approve payment of **\$225.86 to Kolb Electric, Invoice #2124233** to replace faulty surge breaker at 14513 Elmham (Rasmussen).

To approve payment of **\$258.26 to Kolb Electric, Invoice #2124234** to replace faulty surge breaker at 3203 Ludham (Mayfield).

To approve payment of **\$349.42 to Kolb Electric, Invoice #2124235** to replace surge breaker/separated double tapped breaker at 3307 Densmore (Attick).

To approve payment of **\$303.86 to Kolb Electric, Invoice #2124236** to replace surge breaker/separated double tapped breaker at 3215 Ludham (Melvin/Yeatts).

To approve payment of **\$658.96 to Kolb Electric, Invoice #2124045** to replace the panel cover and labeling all the circuits, install a new single pole GFCI breaker and install 2-pole GFCI breaker in the garage panel at 14539 Kelmscot Dr. (Jordan).

To approve payment of **\$209.34 to Kolb Electric, Invoice #2124046** to install a 1" KO blank to close the hole in the side of the panel in the garage. Loosen the cable at the panel connector at the subpanel in the laundry closet and pull the feeder cable into the connector at 14631 Deerhurst Terr (Kourpias).

To approve payment of **\$349.22 to Kolb Electric, Invoice #2124404** to install a new ground wire to the garage panel and to the existing ground rod with no wire connected to it. Install a new ground rod clamp at 3233 Ludham Dr (Mosley).

To approve payment of **\$349.22 to Kolb Electric, Invoice #2124405** to install a new ground rod from the garage panel to the existing ground rod outside. Install a new ground clamp at 14536 Kelmscot (VanScoyoc).

To approve payment of **\$349.22 to Kolb Electric, Invoice #214406** to install a new ground rod from the garage panel to the existing ground rod outside. Install ground rod clamp at 14652 Kelmscot (Belke).

To approve payment of **\$342.51 to Kolb Electric, Invoice #2124409** to install a new 2-pole GFCI breaker in the garage panel. Replace damaged connector in the laundry room closet panel. Check the grounding to the outside ground rod at 14552 Kelmscot (Blumberg).

To approve payment of **\$433.08 to Kolb Electric, Invoice #2124415** to install a new square D panel surge protection breaker in the garage panel. Replace the GE breaker to the furnace in the laundry closet panel. Restored power and tested for proper operation at 3406 Hallaton (Crocker).

To approve payment of **\$475.00 to McFall & Berry, Invoice #204383** to remove sweet gum tree and stump.

To approve payment of \$50.00 to Peggy Salazar to reimburse payment of cleaning at 3203 Ludham (Mayfield).

To approve payment of \$236.27 to LW PPD, Invoice #154633 to replace main water valve at 14512 Kelmscot (Martin).

To approve payment of \$195.39 to LW PPD, Invoice #158962 to replace patio faucet at 14500 Elmham (Owens).

To approve payment of \$178.95 to LW PPD, Invoice #159036 to replace front hose bib and valve at 14532 Kelmscot (Kavounis).

To approve payment of \$272.40 to LW PPD, Invoice #159914 to paint frame around patio door at 3313 Densmore (Johnson).

To approve payment of \$128.57 to LW PPD, Invoice #160394 to replace drywall damage by roof leak at 14709 Bigby (Remejam).

To approve payment of \$126.25 to LW PPD, Invoice #160469 to investigate water leakage around foundation at 14517 Elmham (Ryan).

To approve payment of \$14.18 to Dora Pugliese for Home Depot Landscape Products.

#### RESOLUTION #15, 8/22/19

B. Delinquencies– Ms. Martin reported on just one \$50 late fee, which will be paid.

C. Budget: Capital Expenditures – Ms. Martin asked how much the mutual will need for Capital Expenditures in the budget for next year. How much for roofs, concrete, landscape and if there will be any other projects. The Board discussed and agreed to carry over \$150,000 for roofs and \$25,000 for landscaping.

#### 7. Correspondence-

A. Bathtub Damage at 3203 Ludham Dr. #194-A – The Board discussed the request to have the resident's bathtub professionally cleaned/sanded and re-glazed. The Board agreed to postpone action until estimates are provided in which they are considering paying for half.

#### 8. Reports- The Board of Directors-

A. Ms. Pugliese – She reported that pesticide weed killer was sprayed on the hill and bushes will be planted at the end of September. She also reported that there will be a tree walkthrough in the middle of September.

B. Ms. Kyle – She sent out an invitation to join the group who volunteers to deliver the newsletter.

C. Mr. Eisenhaur – He reported that the website looks good.

D. Mr. Salazar – He reported that all the roofs are done for this year and the concrete work will begin in September and flyers will go to any affected homes. He also reported on another water main break on Elmhan.

9. Unfinished Business – None.

10. New Business –

A. Voting of Susan Ascencio as appointed Board Member/Treasurer – Ms. Martin has resigned from the M10 Board of Director. Ms. Ascencio as been appointed in her place.

**Upon motion duly made and seconded, the Board agreed:**

**To approve the appointment of Susan Ascencio as a Board Member/ Treasurer until the next annual meeting.**

**RESOLUTION #16, 7/25/19**

11. Open Forum-

- Bob Namovicz – He reported that the 3M will hopefully be deciding on the E-rating distribution of electricity costs. He would like for the Mutual at a special 3M Meeting in September to support a proposal that has been obtained by mutual 9 that would result in the ability to install submeters in all the 3M Units for an approximate cost of \$250 per unit.

12. Next Meeting- September 26, 2019 at 9:30AM; Sullivan Room, Administration Building

13. Adjournment- There being no additional business, the meeting was adjourned at 11:00 AM

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Paul Eisenhaur, Secretary

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Peggy Salazar, President