

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

Thursday, December 16, 2021 – 9:30 am

A regular meeting of the Board of Directors of Maryland Mutual Number Ten, Inc. was held via Zoom/Sullivan Room in the Admin Building

Members Present: Jane Salzano, President; Bob Morrisson, Vice President; Valdon Butler, Treasurer; Paul Eisenhour, Secretary, and Christina Petersen, Director; Cathy Kyle, Director; and Flora Rowse, Director.

Management: Shanti Martin, Mutual Assistant, Melissa Palaez, Assistant General Manager

1. **Call to Order**- Jane Salzano called the meeting to order at 9:35 am
2. **General Manager** – Melissa Palaez presented the December Manager’s report.
3. **Approval of Agenda**- The agenda were approved as presented.
4. **Approval of Minutes** – The regular minutes were approved as presented.
5. **President Comments**- Jane Salzano greeted everyone and asked for a consensus to have a closed session after the regular meeting. Upon motion duly made and seconded the board was in consensus to a closed session after the regular board meeting.  
**Resolution #21-65, 12/16/2021**
6. **Treasurer’s Report**- Valdon Butler report included: (1) Total Income: \$1,116,789, Total Expenses \$1,105,109, Income/Deficient \$11,680, Variance from budget \$22,686 total in reserves \$930,586

**Invoices:** After discussion, upon motion duly made, the Board agreed to approve payment of the following invoices:

MARYLAND MUTUAL NO. TEN, INC.  
BOARD OF DIRECTORS  
REGULAR MEETING  
16-Dec-21  
Invoices to be Paid  
Upon motion duly made and seconded the Board agreed  
To pay the following invoices:

Vendor	Inv. Date	Invoice #	Work	Address	Name	Amount
M-Type PPD	11/18/2021	202610	Removed old hose bib and shut off valve. Installed a ball valve and a frost free wall faucet for the front of house	3228 Ludham Dr.	M10	238.74
M-Type PPD	8/6/2020	179610	Estimate Ceiling stain	14508 Elmhan Ct.	M10	780.77
McFall & Berry	11/18/2021	211813	Takedown and remove declinning dogwood	Mutual 10	M10	150.00
McFall & Berry	11/12/2021	211776	Supply and Install Crape Myrtle at Densmore Ct.	Mutual 10	M10	439.00
American Paving	9/9/2021	175	Re-paint existing curb	Mutual 10	M10	3,450.00

B. After discussion, upon motion duly made, the Board agreed to approve Holiday Bonuses to the following:

**M10 Holiday Bonus 2021**

Mutual 10 Board of Directors approved 2021 Holiday Bonus for Leisure World Staff & Volunteers:

Shanti Martin \$125.00

Ingrid Por \$125.00

Aaron Tenley \$100.00

Gris Bonner \$ 25.00

Alroy Wims \$ 25.00

Richard Cunningham \$ 25.00

Larry Buckner \$ 25.00

7. **Reports - The Board of Directors:**

- A. Christine Petersen: reported that she received the \$50 check from Leisure World Green for the tree on Ludham. Almost all the work that Christine Petersen asked McFall and Berry to do has been done. Trimming of large trees will be finished soon. The last day to put out brown bags for garden trash pickup is Monday the 29<sup>th</sup> of November, no exceptions. M10 were on the schedule to have leaves removed this week by the grounds crew. Orkin is not allowed to clear Christine Petersen Garden of leaves as it's a winter blanket for bulbs and plants. Last month, John Hurd and Christine planted 50 daffodils in the raincape garden. If you see them, please say thank you, it's tricky planting on a hill.
- B. Paul Eisenhaur- Website is fine and everything is updated.
- C. Bob Morrisson: Reported on open tickets/maintenance issues. (See maintenance report)

8. **Unfinished/Old Business:**

- A. Maintenance Report: (Please see attached)
- B. Car Charger: LW was looking into electric car chargers for residents but found it would be very expensive. It was decided to revisit this at another time.
- C. Mutual 10 Letter to General Manager: Letter will be emailed to Shanti Martin, Mutual Assistant once the final revisions have been made.

9. **New Business:**

- A. Mark Herro: Will be assisting Bob Morrisson with maintenance work.

10. **Next Meeting:** Thursday January 27<sup>th</sup> @ 9:30.

11. **Open Forum:** No Open Forum

12. **Adjournment-** There being no additional business, the meeting adjourned at 11:24a.m.

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Paul Eisenhaur, Secretary

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Jane Salzano, President