

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

Thursday, February 25, 2021 – 9:30 am

A regular meeting of the Board of Directors of Maryland Mutual Number Ten, Inc. was held via Zoom Conference on Thursday, February 25, 2021 at 9:30am.

Resolutions: #21-04

Members Present: Peggy Salazar, President; Leroy Salazar, Vice President; Susan Ascencio, Treasurer; Dotty VanScoyoc, Director; Cathy Kyle, Director; Christine Petersen, Director, Paul Eisenhaur, Secretary.

Management: Kenia Ibanez, Mutual Assistant
Crystal Castillo, Assistant General Manager

Visitors: Mr. Hurld, Mrs. Hurld, Mr. Namovicz, Mr. Bob Morrisson.

1. **Call to Order**- Ms. Salazar called the meeting to order at 9:30 am
2. **General Manager** – Crystal Castillo presented the February General Manager’s report.
3. **Approval of Agenda**- The agenda was approved as presented.
4. **Approval of Minutes** – The Minutes of January 28, 2021 were approved as presented.
5. **President Comments**- Ms. Salazar’s report included: (1) She reported that we have some roof replacements. (2) Buying and selling in our Mutual is still going strong. (3) Ms. Salazar has been on the phone with home inspectors and realtors reminding them of mutual responsibilities.
6. **Treasurer’s Report**- Ms. Ascencio’s report included: (1) Income of \$90,000 expense of \$109,000.00 with a deficient of \$18,000 but not unusual for the first month. (2)The reserve balance is at \$832,000 which is solid. (3) CD’s going away in February. (4) Utilities are right on target.

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

To approve payment of **\$291.25 to PPD Invoice #187688** for digging and installing a street sign (Mutual).

To approve payment of **\$137.75 to PPD Invoice #187947** for a leak at 14530 Kelmscot Drive (Hurld).

To approve payment of **\$232.00 to PPD Invoice #187937** for clogged drain at 14714 Lindsey Lane (Silverstein).

To approve payment of **\$1,350.00 to Gross Mendelsolm Invoice #382717** for progress billing in connection with the audit of the financial statements and related tax returns for the year ended December 31, 2020. (Mutual)

To approve payment of **\$13,368.00 to J and M Construction Solutions LLC Invoice #1945** for shingle roof and sheathing replaced at 14506/14508 Kelmscot Drive (Oakes/Mercado).

To approve payment of **\$14,520.00 to J and M Construction Solutions LLC Invoice #1944** for shingle roof large A-line and sheathing replaced at 14500/14502 Kelmscot Drive (Labovich/Zahavi).

To approve payment of **\$14,232.00 to J and M Construction Solutions LLC Inc Invoice #1946** for plumbing work at 3307/3309 Densmore (Attick/Westervelt).

To approve payment of **\$75.00 to J and M Construction Solutions LLC Invoice #1954** for patched hole in back corner of wing at 3409 Hallaton Court (Jones).

To approve payment of **\$75.00 to J and M Construction Solutions LLC Invoice #1955** for patch over problem area where metal and modified roofs meet at 3409 Hallaton Court (Jones).

To approve payment of **\$13,368.00 to J and M Construction Solutions LLC, Invoice #1960** for shingle roof and sheathing replaced at 14712/14714 Lindsey Lane (Michos/Silverstein).

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7. **Correspondence** – None

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

- A. Mr. Eisenhaur – He reported that it is quiet, the website looks good and added that a LW BOD decision on a resale increase has been postponed for 3-4 months or longer.
- B. Ms. VanScoyoc - No report
- C. Ms. Petersen – She reported that Golf and Greens will be replacing the drains on three holes and will start meeting again a week from Friday. She suggested she will inspect the mutual when the grass comes in and will check to see where reseeding is needed, instead of paying the \$27,000 proposal received.
- D. Ms. Kyle – She reported that she will be looking for two volunteers for delivery of the newspaper. Mr. and Mrs. Salazar agreed to continue delivering until they relocate.
- E. Mr. Salazar - Reported that he is reaching out to Michael Boyd from Brothers Concrete to get the prices to determine how much replacement they can do.

9. **Unfinished Business:**

A. Further Discussion about 2-3% Resales Fee Increase: It was reported that one person felt that the process needs to be done slowly, but most have been in favor of the increase.

10. **New Business:**

A. April Annual Meeting: March 8, 2021 is the deadline for nominees to submit their resumes. Annual meeting this year will be conducted on Zoom.

B. Grass Seeding/Weed Prevention Project: Ms. Peterson discussed the project under reports. (BOD rejected the McFall & Berry proposal)

C. Curb Striping: Ms. Salazar called two local companies for estimates and will present them at the March BOD.

11. **Open Forum-**

- Ms. Salazar reported that we have a lot of changes coming up, Shanti Martin will be replacing Kenia Ibanez our Mutual Assistant. Mr. & Mrs. Salazar will be relocating to Florida and our Treasurer, Susan Ascencio, will also be leaving Leisure World.
- Kenia reported that there is a supplemental contract available to allow the mutual assistant to take calls for maintenance, and Melissa Palaez could speak with the board about this in the future if they desire.
- Ms. Salazar will prepare a letter to go out to the residents about the BOD membership changes.
- The board discussed smoking in units - how the Mutual can handle smoking in the units, but so far, there haven't been issues in M10.

12. **Next Meeting-** Thursday, March 25, 2021 at 9:30AM.

13. **Adjournment-** There being no additional business, the meeting was adjourned at 11:05 a.m.

Paul Eisenhaur, Secretary

Peggy Salazar, President