

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

Thursday, July 25, 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, July 25, 2019 at 9:30am.

Resolutions: #14

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

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

Visitors: Robert Morrisson, Susan Morrisson, 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 July 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 June 27, 2019 were approved as presented.
5. **President Comments**- Ms. Salazar's report included: (1) She is very happy that Susan Asencio agreed to be the Mutual's treasurer and Janet Martin will assist in the transition in August. (2) Kolb Electric has completed most of the scheduled work on those residents' electric boxes that had issues, and, in The Tidings, she will notify the residents about not removing any ground rods near the units. (3) One house on Ludham was recently sold with the settlement date set for the end of August.
6. **Treasurer's Report**- Ms. Martin report included: (1) The month of June was a good month, with a surplus of \$18,372 and year-to-date surplus of \$18,956. (3) Electricity is 11% less than last year but next month is expected to be higher due to the heat wave.

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

To approve payment of **\$4,273.75 to Clarksburg Plumbing, LLC, Invoice #8944051019** for a main line K150, camera, 1- hour lead tech at 3203 Ludham Drive (Mayfield).

To approve payment of **\$181.95 to Kolb Electric, Invoice #2123598** to install a new #6 bare copper from the panel neutral bar to the bond pushing to the Greenfield Sleeve. Replaced the old transformer the doorbell system and secured the panel at 3209 Ludham Drive (Perron).

To approve payment of **\$1,298.00 to Orkin Pest Control, Invoice #186510403** for termite treatment at 14556 Kelmscot (Hernandez). (*Invoice was already paid with Resolution #13, 6/28/19 with Check #10915.*)

To approve retroactive payment of **\$790.00 to DHCA, Invoice #INV202016481** for registration fee.

To approve payment of **\$307.94 to LWMC PPD, Invoice #156789** to remove and install new outside spigots at 14715 Bigby Ct (Golden).

To approve payment of **\$13,000.00 to Calix Plumbing & Pools, Invoice** to replace two service water lines for units listed at 14500-14502 Elmham Ct.

To approve payment of **\$640.00 to Clarksburg Plumbing, LLC, Invoice #9456071619** to pull toilet and snaked clear blockage at 3227 Ludham Drive.

To approve payment of **\$3,942.00 to Gardener's General Contractor, Inc. Invoice #60447** for bathroom restoration at 3203 Ludham Dr. after major plumbing problems. (Mayfield).

To approve payment of **\$328.24 to Kolb Electric, Invoice #2123952** to correct copper and aluminum wiring at 14612 Deerhurst Ter. (Keller).

To approve payment of **\$121.00 to Kolb Electric, Invoice #2123954** to correct the unbalanced 15-amp 3 wire circuit in the garage panel at 3407 Hallaton Ct. (Lane).

To approve payment of **\$131.11 to Kolb Electric, Invoice #2123913** to strap the cable to the dryer line in the laundry room closet at 3228 Ludham Dr. (Petersen).

#### **RESOLUTION #14, 7/25/19**

7. **Correspondence-** None.

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

- A. **Mr. Salazar** – (1) The roofing is almost done with two more garages to go. (2) The concrete work is scheduled for the 1<sup>st</sup> September. (3) There is an ongoing water problem with the Jones unit at the end of Deerhurst. The issue has been ongoing and water “ponding” during heavy rains has been significant. The problem to be bypassed is a major root clogging of the existing pipe. He received a proposal from Emerald Landscaping Corp. to use a camera to see where the drainage pipes go and Clarksburg Plumbing also came out and gave a roadmap of where the drainage pipes go. He recommended the proposal from Emerald for the grading and drainage work to fix the issues.

**After discussion, upon motion duly made and seconded, the Board agreed:**

**To approve the Emerald Landscaping Corp. Proposal for grading and drainage work and to approve payment in the total amount of \$3,977.80 of which 1/3 deposit will be paid and the remaining balance upon completion of work.**

**RESOLUTION #15, 7/25/19**

- B. Mr. Eisenhaur – Mr. Eisenhaur reported that the website looks good and the Community WSSC bill increase will be discussed during the community’s budget process.
- C. Ms. VanScoyoc- Ms. VanScoyoc reported that she will be unable to lead the Pizza Party in August and due to her physical issues, it will diminish her ability to manage social functions in the future. Ms. Salazar offered to assist with leading the Pizza Party.
- D. Ms. Kyle – Ms. Kyle reported that everything is going well, and she met with Bob and Susan Busch and she will do their route when they are gone.
- E. Ms. Pugliese – Ms. Pugliese reported the following: (1) She and Christine worked on the landscape garden on the hill and they are trying to figure out what to plant to snuff out the crabgrass. (2) McFall and Berry came last week and trimmed nine trees and took down eight trees. (3) This fall there will be six trees removed and approximately \$13,600 has been spent.

9. **Unfinished Business** – None.

10. **New Business** –

- A. Trees (Care of; problems with) – Ms. Salazar provided the board with a one pager on hazards and issues as a result of trees. Problems can be tree related by wind, old age, damage, too many trees, poor drainage, roots, and gutter-clogging. The recommendation is that going forward, planting or removing of trees will have to balance the positive and potential negative impacts that they can pose. Ms. Pugliese reported that she will walk with an arborist in the fall and get an estimate for January.

11. **Open Forum**-

- Janet Martin – She reported on an email from Mr. Namovicz regarding his idea of imposing a 1% fee on a sale of a home that would be returned to the Mutual in addition to the 2% fee to Leisure World. The board discussed and agreed it may put Mutual 10 in a disadvantage on home sales and recommended that Mr. Namovicz bring this up at the next 3M meeting to

discuss the legality and to see if any of the other Master Meter Mutuals would be on board with such a fee.

- Mr. Salazar – He commented that recently he’s discovered that realtors have no concept of what a Condominium Association is, and it may be helpful to bring the representatives from Leisure World and realtors from various companies to discuss the questions the Mutuals receive from realtors and home inspectors.
- Bob Namovicz – He reported that at the 3M meeting they will discuss an issue with the use of the e-ratings - to recognize the possible savings from the use of LED’s.

12. **Next Meeting-** August 22, 2019 at 9:30AM; Sullivan Room, Administration Building

13. **Adjournment-** There being no additional business, the meeting was adjourned at 11:06 AM

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Paul Eisenhaur, Secretary

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Peggy Salazar, President