

Security reported that a couple of units that had disruptive residents have been vacated and the property has been quieter.

FINANCE COMMITTEE:

Budget for 2017: Greg Sokolowski, the Treasurer, presented the proposed budget and reserve study for 2017 with no increase in maintenance fees. Greg noted that major repairs are progressing and Joe Nunuha, the General Manager, has done a good job of containing costs.

Oceanic Cable: Greg has been negotiating with Oceanic Cable/Time Warner to upgrade the system for the entire complex. If successful, the new fiber optic lines should begin being installed after the start of the New Year. While the cost for cable/internet will rise, this is built into the existing budget.

PERSONNEL COMMITTEE:

The Personnel Committee has distributed the personnel manual.

COMMUNICATION COMMITTEE:

Robin was not in attendance. There was no report from the Communication Committee

GROUNDS COMMITTEE:

Regan Wolford reported for the Ground Committee that the replacement of the fence has been delayed. The cover for the post boxes is moving ahead as noted by the General Manager.

SECURITY COMMITTEE:

John Raimondi reported security staff continues to patrol and no major problems have been reported.

EXECUTIVE SESSION:

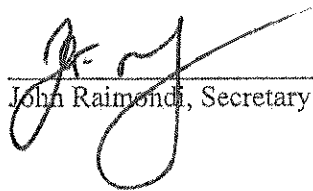
The Board adjourned the regular session at 8:21 to discuss general collection matters. The Board returned to regular session at 9:13 p.m.

Following returning to open session, the Board approved hiring Mark McKellar, Esq. to handle collection matters. The Board also approved the revised employee manual with clarification of the personal time off for managers.

NEXT MEETING: The next regular Board Meeting date is to be decided

ADJOURNMENT:

The meeting adjourned at 9:23 p.m.



John Raimondi, Secretary