

The Reserve Homeowners Association, Inc.
Board of Directors Meeting Minutes
February 2, 2016

I. CALL TO ORDER

The Reserve Homeowners Association, Inc., Board of Directors meeting was called to order at 6:06 P.M. on February 2, 2016 at the Compton Park meeting room, Compton Park Boulevard, Tampa, FL 33647.

II. ROLL CALL / NOTICE OF MEETING

Directors Present – Mike O’ Malley (President), Tricia Cardoso (Secretary), Kim List (Treasurer), David Fry (Vice President), and Amy Arrington (Director)

Staff Present – Janet MacNealy (CAM) & Garrett Thomas (Securitas Account Manager)

Guests: Mel Lohm

Notice: The notice of meeting was posted as required by Florida statutes.

III. APPROVAL OF MINUTES

A motion was made by Tricia Cardoso to approve the November 10, 2015 Budget Adoption Meeting minutes and the November 10, 2015 Organizational Meeting minutes as submitted. The motion was seconded by Kim List. All in favor, the motion passed.

IV. TREASURER’S REPORT

The monthly financials are emailed to the Board. The year end financial statement and tax return was prepared by Marsocci, Appleby & Company, CPA’s and the tax return was signed by David Fry.

V. MANAGEMENT REPORT

Janet MacNealy briefed the Board on the Board Certification requirements for the State and all Board members submitted the signed a certification form for the records.

VI. UNFINISHED BUSINESS

- A. Entrance Paver Project – A motion was made by Tricia Cardoso to approve up to \$17,000 on the entrance paver, sealer, concrete repair project after final board approval of the revised bids and the clarification on where the funds will be deducted in the budget. The motion was seconded by Kim List. Discussion followed. All in favor, the motion passed.
- B. Gatehouse Renovations – A motion was made by Tricia Cardoso to approve up to \$10,000 for the gatehouse renovation projects including cabinetry, electric, a toilet, repairs to drywall & painting, lighting and additional items that might arise during the project contingent on clarification on where the funds will be deducted in the budget. The motion was seconded by Kim List. Discussion followed. All in favor, the motion passed. Amy Arrington will be the liason to the contractor, Exterior Escapes.
- C. Camera System / Memory Upgrade – The Board reviewed bids from American Access, Accurate Electronics, and Action Security to upgrade the memory for the camera system. The bids ranged from \$2030 to \$3500. American Access previously met several board members and the CAM onsite to discuss the system and memory and the feedback at the time was that it would be roughly \$75 - \$125 and a simple

upgrade. The Board opted not to take additional action at this time. Mike O' Malley to contact the tech that quoted the original bid.

VII. NEW BUSINESS

- A. Securitas Account Manager– Garrett Thomas introduced himself to the Board and noted that he's working with their employees more closely than their past representative. Janet MacNealy will be the liaison for Garrett.
- B. Gatehouse Roof – Janet MacNealy will contact the company that installed the roof several years ago to have them recheck it for leaks.

VIII. NEXT MEETING

The next Board of Directors meeting is scheduled for March 15, 2016 at 6:00 P.M. at the Compton Meeting Room. Janet MacNealy will confirm the date and time with Compton Park.


IX. ADJOURNMENT

There being no further business to come before the Board of Directors, a motion was made by Tricia Cardoso and seconded by Kim List to adjourn the meeting at 6:55 P.M. The Board unanimously approved the motion.

Respectfully submitted,

Ellen Morgado
For the Secretary

These minutes were approved on 3/23/16.


Signed
Patricia Cardoso
Printed Name