

**MANORS AT CENTRAL PARK
CONDOMINIUM ASSOCIATION**

Agenda for the
Regular Meeting of the Board of Directors

Dec. 6, 2014, 12:00 PM
at Mike Grobbel's home

1. Called to Order at 12:25 PM; Quorum present; in attendance: Mike Grobbel and Larry Cybulski; (Bhartan Amin was out-of-town)
2. The Board approved the Meeting Agenda as presented
3. The Board approved the minutes of the Regular Meeting of Nov. 7, 2014 as presented
4. Old Business - 2015 Budget: the Board approved the following revisions to the 2015 Budget (with written concurrence from Bhartan Amin):
 - a. Monthly Association Fee was reduced to \$225 for Units 16-167 (same as in 2014), resulting in a reduction of total planned income of \$6,300
 - b. Planned Expenses were reduced by a total of \$6,630 from the following categories:
 - i. \$1,300 from "Grounds Repair & Maint"
 - ii. \$4,360 from "Tree and Shrub Maint"
 - iii. \$340 from "Pest Control"
 - iv. \$630 from "Contributions to Replacement Reserves"
 - c. Revised 2015 Budget Summary:
 - i. Total Revenues = \$296,940
 - ii. Total Expenses = \$267,130
 - iii. Additions to Replacement Reserves = \$29,694
5. Open Discussion
 - a. The Board generated an initial "Things To Do" List for Spring 2015:
 - i. Purchase and install replacement trees (minimum of 3)
 - ii. Purchase and install replacement shrubs where needed
 - iii. Install mulch in landscaped beds by May 15th
 - iv. Conduct "walk-through" to identify and document appearance action items for Board and co-owners
 - v. Get quotes to do the following work:
 1. Lift additional sunken sidewalk segments along Lexington East and elsewhere as needed
 2. Fill cracks in asphalt pavement road surfaces where needed
 3. Fill large cracks between concrete curbs and sidewalks where needed
6. Next Board of Directors meeting will be held about one week before the Annual 2015 Membership Meeting, which will be scheduled for a weeknight during either the last week of Jan. or the first week of Feb.
7. Meeting was adjourned at 1:00 PM