

SUMMIT PARK COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
OCTOBER 5, 2015

The Regular Meeting of the Board of Directors of the Summit Park Community Association was held on Monday, October 5, 2015, in the Association's Clubhouse. The President, Mark Cartwright, called the Meeting to order at 6:00 p.m.

CALL TO  
ORDER

Directors Present: Nick Becker  
Sean Bell  
Mark Cartwright  
Iku Sorida

Directors Absent: Kevin Fuller

Representing Cardinal: Charlotte Scott, CMCA

Others Present: Contessa Chessman  
Suzanne Perez-Gonzales  
Ryan Hunter  
Brittany Williams  
Michael Williams

Mark Cartwright opened the Homeowner Forum.

H/O FORUM

Ms. Gonzales wanted to know who made the decision for the paint colors and other improvements taking place in the association. She wanted to know if the posted meeting agendas could be delivered via the billing statements. Director Bell suggested that the meeting agendas could be posted on the Association's website.

Michael Williams noted that there have been groups of teenagers loitering in obscure locations of the association and engaging in illegal activity. He suggested that the Association's patrol company intervene and disburse this activity.

Brittany Williams stated that she is concerned with the amount of solicitations in the Association. She stated that she had called the companies of those leaving flyers to request they cease the activity.

Ryan Hunter inquired if a particular window manufacturer was required for use in replacement of unit windows. Director Cartwright stated that the owners could use whichever manufacturer they desired, and indicated that an architectural application was needed and maybe obtain via the website.

Contessa Chessman stated that when her building was power washed, her windows were dirtied and wanted to know if the Association would pay to have the windows cleaned. Director Cartwright stated that the Association has used the services of a particular window washing vendor who offers discounts to residents of the Association. Ms. Chessman inquired as to when the additional gym equipment would be delivered. Cardinal was directed to follow up with Out Fit to obtain that information and to obtain a

sample of the proposed sponge flooring.

There being no other owners present who wished to address the Board, the Homeowners Forum was closed.

A Motion was duly made, seconded, and unanimously carried to approve the September 14, 2015 Regular Meeting Minutes as presented.

A Motion was duly made, seconded, and unanimously carried to accept the August 2015 Financial Statement as presented, subject to audit.

A Motion was duly made, seconded, and unanimously carried to hold the \$40,000, 6 Month Bank Baroda CD maturing 09/30/2015, \$100,000, 12 Month Bank India CD maturing 09/30/2015 and hold in liquid assets until the painting vendor replies as to when the current painting project will be completed so as to have ample funding for the completion of the painting project and completion of the light project.

A Motion was duly made, seconded, and unanimously carried to purchase two CD's from the current funds held in Bank Baroda New York NY CD maturing on 11/13/15 for \$210,000, each for \$105,000. One CD would have a term of 12 months and the other a term of 18 months.

There was no action required on the current aging report.

A Motion was duly made, seconded, and unanimously to approved the Premier Commercial Painting Change Order the color scheme at an additional cost of \$11,650 to Original Contract.

A Motion was duly made, seconded, and unanimously approved to indefinitely table the review of the parking permit rules and vehicle towing.

As directed, Cardinal solicited proposals for power washing the sidewalks in the Association due to the recent slurry seal completion. This item was tabled to the November meeting pending delivery of proposals from CPR Construction and Vinco Construction. This item was tabled pending delivery of additional proposals.

As directed, Cardinal solicited proposals to replace the clubhouse entrance and room flooring with tile for power washing. This item was tabled to the November meeting pending delivery of proposals from CPR Construction. This item was tabled pending delivery of additional proposals. Cardinal was directed to obtain a new proposal from Master Care in which they break out the cost of labor.

As directed, Cardinal solicited proposals for pool deck replacement. This item was tabled to the October meeting pending delivery of proposals from CPR Construction and Vinco Construction. This item was tabled pending delivery of additional proposals.

CLOSE  
HOMEOWNER  
FORUM  
APPROVAL  
OF MINUTES

FINANCIAL  
STATEMENT

AGING REPORT

PAINTING  
CHANGE ORDER

PARKING RULES  
AND TOWING

POWER  
WASHING  
PROPOSALS  
TABLED

CLUBHOUSE  
FLOORING  
PROPOSALS  
TABLED

POOL DECK  
PROPOSALS  
TABLED

Cardinal was directed to solicited proposals for the installation of security cameras, CCTV, and an alarm at the clubhouse with a camera clock. This item was tabled pending delivery of additional proposals. Cardinal was directed to obtain a legal opinion regarding the use of cameras in the common area.

CCTV CAMERAS  
PROPOSALS  
TABLED

As directed, Cardinal solicited proposals to purchase concrete benches to replace all three wood top benches in the common area. This item was tabled pending delivery of additional proposals.

BENCH  
REPLACE  
PROPOSALS

Cardinal was directed to solicit proposals of three curved concrete benches, 6 feet in length, and 1 to 1.5 feet spacing between the benches to be placed behind the spa.

TABLED  
SPA BENCHES

A Motion was made, seconded, and unanimously approved to counter Vinco Construction's proposal number SP 14620 for \$32,675 to repair and replace the utility doors in the Association down to \$30,000, noting that the utility doors would be primed and painted by the painting vendor and therefore decreasing the cost of the repair and replacement by Vinco Construction.

UTILITY  
DOORS

A Motion was duly made, seconded, and unanimously carried to approve Daniel J. Leonard, CPA's proposal for preparation of 2015 tax and audit services.

TAX AND  
AUDIT

There being no further business, the Meeting was adjourned at 7:35 p.m.

Submitted by: Charlotte Scott, CMCA,

SUBMITTED

ATTEST:

ATTEST

\_\_\_\_\_  
Mark Cartwright, President

\_\_\_\_\_  
Date

**SECRETARY CERTIFICATION**

CERTIFICATE

I, Kevin Fuller, the appointed Secretary of the Summit Park Community Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the Summit Park Community Association Board of Directors Meeting held October 5, 2015, as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
Kevin Fuller, Secretary

\_\_\_\_\_  
Date