

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

February 17, 2021

Virtually by Zoom

CALL TO ORDER:

The meeting was called to order at 7:03 p.m. by John Pesce, President

NOTATION OF ATTENDANCE:

The Board provided introductions and announced officers.

John Pesce, President

Nic D'Ascoli, Vice-President

Andrew Saundry, Secretary

Pat Stoup, Treasurer

Mark Smith, At-Large

Others:

Kristin Czarick, CMCA, AMS, WLA GM

Shelia Jenkins-Diaz, Executive Assistant
to the GM

Bill Hudak, First Service Residential

APPROVAL OF MINUTES:

Nic D'Ascoli offered a motion to approve the December 16, 2020 minutes by acclamation.

Andrew Saundry provided the second.

Motion carried unanimously.

CONTRACTOR REPORT:

None offered.

FINANCIAL REPORT:

Bill Hudak provided the 2020 year-end financial reports. Expenses were higher in 2020 due to COVID-19, reserve contributions were met with several reserve projects completed during 2020. Several questions pertaining to reserves, interest, collections and bad debt. The Board to review collections and doubtful accounts. Doubtful accounts are based on auditor recommendations. Michael Falla of First Service Residential was also present and discussed that doubtful accounts can change per auditor.

GM REPORT:

- I. GM review the 2021 Board meeting schedule. The Board meets the 3rd Wednesday of each month. Summer meeting dates are subject to swim team schedule. GM also reviewed the option of combining an October/November meeting that would review the 2022 proposed budget and provide the 1st call to the annual meeting. This would allow sufficient time following the 1st call for the 2nd call mailing. 2nd call of the Annual Meeting, which includes Board elections, is scheduled for 12/15.
- II. GM reviewed that a survey will be sent through the Association website seeking volunteers for several committees, including AERC, Community Engagement and Pools. AERC volunteers to be prioritized. GM to send survey to Board prior to going out to the community.
- III. GM reviewed the current AERC process and deadlines. The AERC is in process of reviewing the guidelines.

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OLD BUSINESS:

Churchill Senior Living

ACTION:

Pat Stoup offered a motion to reject and invalidate the December 2012 assessment deferment. Andrew Saundry provided the second.

Motion carried unanimously. (D'Ascoli/Saundry/Stoup/Smith)

ACTION:

Nic D'Ascoli offered a motion to assess Churchill Senior Living.

Mark Smith provide the second.

Nic D'Ascoli addressed that the Board would be meeting legal counsel in executive session the following week for more discussion. Notice will be posted on the Association website and through the News Ashore. Pat Stoup discussed the legal ramifications of invoicing, but that it would not be taken off the table.

Nic D'Ascoli withdrew his motion.

ACTION:

Pat Stoup offered a motion to reject the settlement offer provided by Churchill Senior Living's attorneys.

Andrew Saundry provided the second.

Motion carried unanimously. (D'Ascoli/Saundry/Stoup/Smith)

The Board discussed the possible removal of the parking agreement, but it remains a bargaining chip.

Pat Stoup inquired about adding the Churchill Summary to the minutes. GM to send to the Board to review for inclusion with the March minutes.

NEW BUSINESS:

Montgomery County Commission on Common-Ownership Communities (CCOC) Board of Conduct and the Code of Ethics and Rules of Conduct for Board members, committee members, and volunteers.

ACTION:

Nic D'Ascoli offered a motion to adopt the CCOC documents for Board of Conduct and the Code of Ethics and Rules of Conduct for Board members, committee members, and volunteers.

Andrew Saundry provided the second.

Michael Falla offered that two First Service Residential employees can provide the Board with the required CCOC training. GM updated that all Board members have already completed the training through the CCOC.

Motion carried unanimously. (D'Ascoli/Saundry/Stoup/Smith)

OPEN FLOOR:

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- I. Laura Magnuson acknowledged and thanked the new Board. Ms. Magnuson asked that her summary of the Churchill Senior Living issue be added to the record. Ms. Magnuson also asked about billing for Whiteford, Taylor & Preston.
- II. Anita Weinstein expressed appreciation that the Board wants to confer with legal counsel regarding Churchill Senior Living, but implores the Board to not delay.
- III. Cindy Snow asked about the fiscal year. Bill Hudak addressed that Waters Landing's fiscal year follows the traditional calendar year, January through December. Ms. Snow asked about committees. Ms. Snow also asked about the Annual meeting minutes being posted. GM to confirm if minutes can be posted. Annual meeting minutes are approved at the Annual meeting in December.
- IV. Courtney Egan thanked the Board and asked that an eye be kept on the next round of development and if the Association receives notice, to send out to the Community.
- V. Jennifer Jones asked about the tot lot status. GM confirmed that tot lots would be installed late Spring/early Summer due to Covid. Ms. Jones also expressed concern over what the Board posts, being careful to not quote and to avoid bias.
- VI. Bruce & Kim Schwalm thanked the new Board and asked about costs being assigned to Churchill Senior Living. Kim Schwalm asked if the summary could be added to the meeting minutes. Bruce Schwalm asked about a link to park and planning on the Association webpage. GM confirmed there is a link, under Helpful Numbers.
- VII. Steve Tise encouraged the Board to review the summary/addendums provided by Laura Magnuson to be included in the record.
- VIII. Allen Chen congratulated the new Board and encouraged continued use of Zoom.
 - a. Mark Smith addressed that perhaps a hybrid approach could be adopted.
 - b. GM confirmed that, outside of the pandemic, the Association is required to have at least 2 in-person meetings a year.

Open floor closed at 8:32 p.m.

ADJOURNMENT:

ACTION:

Pat Stoup offered a motion to adjourn the meeting at 8:33 p.m.

Andrew Saundry provided the second.

Motion carried unanimously. (D'Ascoli/Saundry/Stoup/Smith)