

## WWC Village Council September 24, 2014 Annual Meeting Unapproved Meeting Minutes

**1. Annual Meeting Call to Order:** the meeting was called to order at 7:00 PM EST by Director Kevin MacIlvane.

a. Directors present were: Kevin MacIlvane. Directors absent were; Joe Palladino and Deb Denker

**b. Elections supporting Three (3) Open Director Positions, all serving for Calendar Year 2015;**

i. **Nominees;**

1. Pat Tanner of 38 Knollwood North, nominated by Polly Ellis

2. Peter DeBisschop of 2 On the Green, nominated by Pat Tanner. \*Peter accepted the nomination with the proviso that he would require participation in four (4) monthly meetings using remote access methods.

3. Joe Palladino, nominated by Warren Johnson. Joe was not at the meeting, however Warren Johnson advised all present that he had spoken to Joe Palladino, and that Joe offered to run for re-election if an open position was available, after all nominations were concluded.

ii. **Voting-Elections;** Twenty-one (21) in favor, with one vote being a Proxy Vote from Marian K. Sorbo of 30 Knollwood North (see attached), cast by Warren Johnson. The following outlines the outcome of the election:

1. **Pat Tanner** – Elected Chairperson and Director

2. **Joe Palladino** – Elected Secretary and Director

3. **Peter DeBisschop** – \*Elected Director

4. All newly elected Directors were advised that their respective terms would commence on January 1, 2015. Further, that each had the benefit of shadowing the incumbent Directors during the October, November and December Village Council and Conservancy Board Meetings.

**2. September 2014 Village Council Meeting:**

a. **Approval of Minutes;** August Meeting Minutes were not yet published / distributed, nor were sufficient Directors present to vote.

b. **July 2014 Financial reviewed;** Director MacIlvane answered all questions.

c. **2014 Project List Reviewed;** Director MacIlvane answered all questions. Pat Tanner of 38 KWN, although very thankful for Peter DeBisschop's help to date in doing maintenance and repairs, especially to sprinkler systems, requested that the VC stop-allowing Peter DeBisschop to do work, since he is not a Licensed Contractor.

d. **2015 Proposed Operating Budget and Reserve Budget;** Proposed budgets were reviewed (see attached). Director MacIlvane answered all questions. When Director MacIlvane asked the Home Owner's in attendance if the budget, as proposed, was acceptable, all Home Owner's agreed. The following were comments from a few Home Owner's that need to be taken into consideration when implementing the budgets;

i. **Mailbox Repair/Replacement;** ensure that the work is done by physical area, in order to maintain a symmetrical look to the area upon completion.

ii. **Tree Work;** ensure that the Property Manager provides documented (written) input from the Professional Arborist that is used by the Property Management Company.

**3. Old Business;**

- a. **Boundary Topic;** several Home Owners asked about the status. Director MacIlvane advised that the topic was still under discussion, and that all concerned Home Owner's should attend the monthly Conservancy Meetings to obtain current status.
- b. **Landscaping and Plowing Contract Topic;** several Home Owners asked about the status. Director MacIlvane advised that the Landscaping Contract will expire in September 2015, and Plowing Contract due to expire in March 2015, and that each topic was under discussion with action planned to take place by January 2015. Director MacIlvane further informed the meeting attendees that all interested and concerned Home Owner's should attend the monthly Conservancy Meetings to obtain current status.

**4. New Business;** no new business was presented or discussed.

**5. Home Owners Forum;**

- a. It was reported that Street Lamps within the Knollwood area need to be evaluated, as lights are out and the Lamp fixtures look old and in need of repair. Director MacIlvane advised that he would report this to the Property Manager for review and corrective action.
- b. It was reported that the directional driving signs within the Knollwood need to be repaired/replaced, as cars have been seen driving in the incorrect direction. Director MacIlvane advised that he would report this to the Property Manager for review and corrective action.

**6. Adjournment;** Director MacIlvane motioned to adjourn at 8:15 – Meeting adjourned.

**7. Next meeting;** Wednesday, October 15, 2014, at 7:00 PM EST

**Respectfully Submitted**

Kevin MacIlvane