

LENOX PLACE SUNNYSIDE

Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, October 27, 2014

CALL TO ORDER

The October meeting of the Board of Directors was held on Monday, October 27, 2014. The meeting was called to order at 8:40 p.m. by Ken LaVolpe at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.

BOARD MEETING ATTENDANCE

Ken LaVolpe, President - Present
James Mehta, Treasurer - Present

Jim Rorke, Member-at-large - Present
Rose Bailey, Capitol Companies – Present

OPEN FORUM

- Nick Toaso – 3824 Charles - Discussed improvements to the ARC processes.

FINANCIAL REPORT

For reporting period ending September 30, 2014, the Association had:

ASSETS		RESERVES	
Operating Assets	\$54,365.50	Total Reserves	\$6119,736.35
Investment Funds	\$516,869.93		
Accounts Receivable	\$3,660.87		
Total Assets	\$574,896.30		

INCOME STATEMENT

Reporting Period	Budget	Actual	Variance
Income	\$12,271.50	\$12,036.02	\$600.94
Expenses	\$12,271.50	\$13,095.82	-\$824.32
We have a reporting period deficit of			\$223.38
Year-to-date	Budget	Actual	Variance
Income	\$110,443.50	\$110,616.63	\$173.13
Expenses	\$110,443.50	\$121,210.45	-\$10,766.95
Overall, we have a year-to-date deficit of			\$10,766.95

OLD BUSINESS

- HOA declarations update
 - Board and ad-hoc committee will reengage our combined efforts
- Parking Lot & Concrete Repair
 - Invoice was not accurate. Updated invoice will be requested.
- Fall Landscape Improvements
 - Several projects needed throughout the community will be reviewed in the near future.
- Remaining board calendar
 - Church calendar being checked for November dates to update board calendar for November.

NEW BUSINESS

- Resignation of members of Board of Directors:
 - Board member and HOA President Lewis Jackson resigned from the board on 9/17/2014
 - Board member and HOA Secretary Ken LaVolpe resigned from the board on 10/06/2014

b. Record of Electronic Motion:

Electronically Move to: Appoint Ms. Anna Goddard of 3910 Charles Avenue and Ms. Maureen Filson of 3908 Charles Avenue to the Landscape Committee

Moved by: Jim Rorke on 09/18/2014 @ 4:28pm

Seconded: Sven Dharmani on 09/23/2014 @2:32pm

For: Ken LaVolpe on 09/23/2014 @3:04pm, James Mehta on 09/23/2014 @4:54pm

Against: None

Motion PASSED

Electronically Move to: Appoint Ken LaVolpe as President of the BOD to fill the vacancy created when Lewis Jackson resigned

Moved by: James Mehta on 10/07/2014 @ 4:30pm

Seconded: Jim Rorke on 10/07/2014 @ 4:38pm

For: Sven Dharmani on 10/08/2014 @2:48pm

Against: None

Motion PASSED

Electronically Move to: Authorize landscape work for Palmers quote 14563010 not to exceed \$510.00

ITEM 3. Elbert Avenue sod area at 3832 -- COST \$208.00

ITEM 4. Elbert Avenue 3804 remove Nandinas and sod area -- COST \$298.00

Moved by: Jim Rorke on 10/16/2014 @ 5:14pm

Seconded: James Mehta on 10/20/2014 @ 1:23pm

For: Sven Dharmani on 10/22/2014 @11:10pm, Ken LaVolpe on 10/23/2014 @12:38

Against: None

Motion PASSED

Electronically Move to: Appoint Lewis Jackson -503 Shorter and Kevin Beekman 3905 Elbert as members and James Mehta – 3802 Elbert as Chairman of the Nominating Committee

Moved by: Ken LaVolpe on 10/23/2014 @ 12:56pm

Seconded: Sven Dharmani on 10/24/2014 @9:34am

For: Jim Rorke on 10/24/2014 @ 9:51am, James Mehta on 10/27/2014 @ 10:04am

Against: None

Motion PASSED

c. 2015 Proposed Budget

- o Budget reviewed and discussed.

Move to: Accept 2015 budget, maintaining the current monthly assessment fee to \$97.00

Moved by: James Mehta

Seconded: Ken LaVolpe

For: James Mehta, Ken LaVolpe

Against: Jim Rorke

Motion PASSED

ADJOURN

Move to: Adjourn at 10:38pm

Moved by: Ken LaVolpe

Seconded: James Mehta

For: All

Against: None

Motion PASSED