

Committee Reports & Exhibits

August, 2011

Building Maintenance Report

August, 2011

Ed Egger's Executive Summary Short List

- 1.) In the past month significant basement leaks have been repaired in B800, B1200, and B500
- 2.) Painting for FY 2011 is completed.
- 3.) New decks have been installed at Unit 1204 [and B501] and new carpeting in unit 1602
- 4.) All lower reach gutters have been cleaned and several downspouts have been replaced
- 5.) All roofing projects scheduled for FY 2011 have been completed.
- 6.) A new porch roof was completed at unit B604. Hopefully, B602 will no longer have to be grieved by unwanted water intrusion.
- 7.) The front end enhancement has been completely automated.
- 8.) Investigations are underway to determine the efficacy of lightning rods and other surge protection devices.
- 9.) BM is currently in a maintenance mode. No new projects are being undertaken.

Joe Kosturko's Detailed List

Our Building Maintenance Team: **Danny Devine**, our Building Maintenance Supervisor, and **Dale Collins** have accomplished a wide variety of building maintenance and repair tasks this past two months: Such as automation of the Front End Enhancement, fixed several basement leaks, built an entire new deck flooring and railing, landscaping, and worked on the Pool fencing. Additionally, Danny managed the contracts for an entire new roof construction, and the painting of several buildings' exteriors and interiors. Danny schedules and manages the work for Dale as well as an extended list of Building Maintenance Specialized Contractors who have done excellent work for us. See the list of "*Specialized Contractors for Extended Coverages*" later in this report. Jim Parisi monitors and responds to all building maintenance Service Requests; Jim and Salem Leaman assist in writing weekly payroll and invoice checks as a back up to Phil Taylor. Ed Eggers, Dan Devine, and Joe Kosturko have been working on next year's budget and preparing all necessary line items and costs

Service Requests: Residents have been doing an excellent job of using the Fleetwood website forms for Building Maintenance Service Requests and Departures. Jim Parisi responds immediately to these requests to let residents know that we have it and the request will be attended to as soon as possible. We have completed more than 30 Service Requests since the June Board meeting. Additionally, we have more than 15 additional Service Requests that are in progress. Since September 2010, we have completed more than 155 Service Requests. All Service Requests now come to us via the forms and procedures that are available to all residents on the Fleetwood website.

Weather: Weather continues to be a dominant factor in our building maintenance. We are experiencing a little less rain and not-so-high winds as earlier. However, the heat has been near-high-record heat temperatures with accompanying high humidity. The heat and humidity are very hard on our maintenance team so they report in to work earlier in the morning and take frequent cold water breaks.

Roofs: In July, our heavy-construction contractor built an entire new roof over the upper deck of B604. This is Eliza Graue's unit and the work was for the persistent leaks below in the Parisi's B602 unit. Parisi's home has remained dry since. In May and June we used our new roofer Paul Witt who completed our Spring 2011 Roof Replacement plan on Buildings 1000, 1100, and 100 and all three projects have remained dry since the completion of the jobs. Our next units for complete roof replacements will be started this Fall on Buildings B500 and B300. As more Reserve Expense funds are available, we hope to replace as many as five or six roofs in 2012.

Water Lines: On July 18th, we had a water line failure at Clarke's B804 unit while the Clarkes were away from home; but Blondie and Jeannette Whitmire found the leaking in their basement. Our plumbing contractor Lenoid Moore responded immediately and both units' basements have been dry since. All water lines are replaced using new high pressure lines. Please remember that water-line breakages can occur at any time in any building. Always be on the watch for damp basements, or water leaking or pooling outside which can give a clue to a broken water line.

Foundations: In July, Dan and Dale dug out a portion of the foundation wall for Troy Day's 1202 unit and repaired it as the basement was showing dampness and wall damage for some time. The wall repair was tested and has remained dry.

Painting & Repairs: Gary Schofield's painting crews are here almost every day working on several inside and outside painting projects. B600 was completely repainted this July, and earlier B800 and B700 were painted. The interior of 1202 upstairs and basement walls were re-drywalled and re-painted due to wall leaks and subsequent mold/mildew on the walls. The ceiling in Taylor's Unit 1104 bedroom was repainted due to a leak while roofing was in progress. The Clubhouse exterior entire front and entry doors were painted in August. And the Pool fencing was completely re-painted in June. Several buildings on the west side are scheduled next. Building painting includes all trim and fascia boards, fences, gates, and carports.

Decks: Dan and Dale replaced an entire new deck framing and flooring which was completed in early August on Leaman's 1204 unit. The decking had caused leaks and wall problems inside Troy Day's unit downstairs. The new material is called **TREX** decking and railing system and the new deck looks really great. New porch and deck carpeting were installed on Egger's 1602 unit.

Front-End Enhancements: The electricity and water sources have been completely automated and no longer rely on the residents' help as a new water meter and electric meter have been installed. Danny and Dale contracted with Lenoid Moore for the plumbing and Jason Ballard for the electrical.

Appeal for Residents' Help: We thank all residents for using the Service Request procedure and forms available on the Fleetwood website. Please get Board approval if you need a service request that is to be completed by a certain date. Also we thank several residents who assisted Danny, Dale, and me by inspecting numerous units after heavy storm winds and rains looking for signs of any damage and reporting any findings on Service Requests for us.

Walk-Around Inspections: This can be done by any resident at any time - your observations and subsequent Service Requests are very useful to the Building Maintenance Team. Please continue to report loose building material, problems with gutters, front stoop tiles, stairway carpeting, loose Bay Window trim, damaged wall panel boards, and anything else that you see on your or anyone else's unit.

Building Maintenance Work Planned for Remainder of 2010/2011 Budget: ALL THESE YEAR-END PROJECTS ARE ON HOLD DUE TO BUDGET CONSTRAINTS

- Paint fronts of several buildings on Western side.
- Waterproof all chimney and brick siding for B600, B1100, and B1400.
- New porch, deck, and stair repairs for B603, B1104, B501, B1001, and B1602.
- Unplanned work will continue on Trash Bin doors, panel siding replacements, stairway handrails to upper units, stairway handrails between buildings, emergency roof repairs, street light repairs and replacements, and flower-bed re-sloping at front of buildings.

Building Maintenance Work Planned for 2011/2012 Budget:

- Paint front and sides of B1000, B1100, B1200, B1400, and B1700.
- Waterproof all chimney and brick siding for B300, and B500.
- Replace complete roofs for B500 and B300.

Lightning/Surge Protection: Extensive damage to appliances and home electronics have occurred in many units during these recent fierce electrical storms. Several of us, notably Bill Jacobs, have been reading and researching several websites about this hazardous phenomenon. There is no clear evidence that lightning rods can ensure safety, however, we've had no damage to any building and no fires started by lightning. Also, there are many good surge protectors on the market to protect appliances and residents are installing them. See recent July 2011 emails; Morris Guthrie, Barry MacDowell et al.

Building Maintenance History of all Repairs and Trends: Several residents have an interest in preparing a spreadsheet showing a history of all repairs and trends. See recent July emails; Sed Sedlacik, Salem Leaman et al.

Thank you, Joe Kosturko, Jim Parisi, Ed Eggers, Dan Devine, Dale Collins: Your Fleetwood Plaza Building Maintenance Team.

PS If anyone has any comments about Building Maintenance, our procedures, or our Team Members, always speak with Joe. Please do not query Danny or Dale about Fleetwood Building Maintenance projects, status, or contractors. Their time on the job is very important.

FLEETWOOD BUILDING MAINTENANCE COVERAGES
List of Specialized Contractors for Extended Coverages

Danny Devine, our Building Maintenance Supervisor, has been an independent contractor at Fleetwood for more than eight years. He and **Dale Collins** have over 30 years of combined experience working here at Fleetwood, and both are very experienced in every level of exterior and interior building maintenance as well as some non-contract landscaping work. However due to damage from heavy weather as well as a large number of Service Requests, they can be overloaded with maintenance requests. So their time is very important. Danny schedules and manages the work for Dale as well as these Extended Building Maintenance Specialized Contractors who have done excellent work for Fleetwood residents:

1. **Lenoid Moore**, a plumbing, drain, and foundation specialist, flushes gutters and downspouts, repairs drains, and replaces incoming water lines. Additionally, he has done major foundation excavation work, drain line inspection and repairs. Lenoid has provided emergency repairs and provides quick response for emergency interior plumbing repairs.
2. **Bill Craven**, a carpet and tile specialist, maintains, cleans, and replaces indoor and outdoor carpeting as well as tile blocks for front steps and porches.
3. **Gary Schofield**, Land of Sky Painting, does all the exterior building and carport painting, interior painting and wall repair, as well as brick and masonry waterproofing.

4. **Hendersonville Pest Control** does all the annual termite inspections and treatments.
5. **Paul Witt**, Roofer, is in place and has finished the second half of all building roofs on B1000, B1100, and B100; later he can do remaining five roofs and the carport roofs. A roofing replacement plan, schedule, and budget are in place to do these older roofs for 2011 and 2012.
6. **Seth Ammerman** is a heavy-duty construction contractor who has replaced building posts and sections of building framing, including extensive decking and new roof construction.
7. **Austin Boleman**, from Affordable Inspections, provided us with an excellent and comprehensive "Roofing Engineering Inspection Report" (3 March, 2007).

Two other contractors have supplied Fleetwood residents with quick response and quality work.

8. **Bill Flerl**, an Anderson window man, maintains casement windows, all crank mechanisms, and sliding glass doors. Additional Anderson window parts are available in Arnold's 1604 basement; new Andersen parts can be purchased by **Dale in Home Depot Millwork**, and **Warren at Johnson's Building Supply** in Etowah.
9. **Butch Hopkins** is a tile and heavy carpentry contractor who has done extensive interior remodeling and extensive exterior front-entrance repairs and walkways.

Note: All Fleetwood buildings are at least 24-plus years old and in need of regular, sometimes intensive, maintenance, all of which Danny can manage and he and Dale can perform most of the Fleetwood building maintenance tasks themselves. Both men are also available for personal hire by residents to work on your special indoor projects.

GROUNDS MAINTENANCE REPORT
August 10, 2011

1. FLEETWOOD FRONT END ENHANCEMENT PROGRAM

Phase 2 of the front end enhancement program is now in the planning stages for late fall implementation. In order to create a more natural finished appearance to the water portion of the enhancement, new plantings will be made. We have counseled with our landscaper and several community members and are about ready to finish off the plan.

Phase 3 of the implementation program (low watt lighting of the Fleetwood Logo at the guard house and selective low watt up lighting of other special enhanced areas) is still in the "to be determined stage."

2. TREE TRIMMING

Tree trimming will occur in November. Meetings with our arborist have occurred and costs obtained.

3. EROSION CONTROL

Nothing to report

4. PLANT REPLENISHMENT

In the fall those shrubs, plants, bushes that have been removed will be replaced where needed. Annuals will be planted in the pool area and "The Circle."

5. PEST CONTROL

A new and as yet untried method of mole control is being investigated. Like all other methods it is not permanent. This method may just last a little longer. We are determining costs and the relationship between cost and overall benefit. We are also conversing with Nuisance Wildlife Control Services to determine if there is a way to control groundhog populations in an effective and cost efficient basis.

6. WEEDING/TRIMMING/MULCHING

Trimming/mulching is complete. Weeding is ongoing. We are testing a method to control grasses that grow among creeping juniper and other ground cover plants without affecting the ground cover itself. This is a vexing problem since hand weeding is very inefficient and costly. Thus far results are inconclusive.

7. PERIMETER BANK

The second round of perimeter bank trimming will begin around the first part of September, 2011. In the meantime we are going to try to control those pesky elephant ear plants by hand chopping down each and treating each with a dose of herbicide which would be hand administered to each cut stalk.

Ed Eggers, Grounds Chair

Fleetwood Clubhouse Report August 10, 2011

The clubhouse committee met July 7, 2011 with the following present - Estelle Taylor, Norma Rosenberger, Louisa Foss, Phil Taylor, Cora Anne Thomas, and Ruth Marcus. All the residents were invited to attend the meeting to give their ideas on future needs. Ann Holland, Jim Parisi, Carol and Salem Leaman came to voice their thoughts. An update was first given on present needs:

1. A part was ordered and Danny fixed the table
2. Mirrors and pictures have been rehung.
3. Replace overhead lights in all bathrooms (4 total) to give more light.
Phil Taylor will do.
4. Painting of back women's bathroom and shower room same color as cabinets in kitchen including molding will be done when time permits
5. Weather stripping around doors in clubhouse to be replaced to be done
6. A new water heater was researched (see below)..
7. Spot carpet cleaning was done by Dale on last cleaning
8. Exterminating company was hired and will come quarterly. Thanks to

Jim Parisi.

Jim Parisi came to the meeting with 2 suggestions: (1) Buying a portable microphone for club house functions at a cost of approximately \$110. He showed the committee his recommendation. It was suggested we purchase it with the social budget paying half. Cora Anne will discuss that with the social committee. This was approved and Jim given the go ahead to order the Wireless Battery Powered Public Address System. It has come in and Jim is instructing residents on its use. Hopefully it is being used for this meeting. 2) Jim suggested we purchase several acoustic panels to be hung on the ceiling to help cut down the noise volume. The committee decided not to pursue that idea.

Other future needs suggested were: (1) The purchase of approximately 60 Corelle plates to be used in place of paper plates and the heavy glass dishes which can't be used outside. Estelle lives near a Corelle outlet and Carol Leaman will be also at one in July so both will report back as to cost.

3 proposals from McNutt, the Gas Company, and Lowe's were discussed as to the purchase of a regular gas hot water tank or a tankless one. A 4th quote was received from Summey Plumbing.

The proposals were given to our President for the board to give the committee direction.

The big future need discussed was storage. An idea was presented to use the back men's bathroom for storage only. The toilet and wall to closet could be removed to achieve a rectangle room thus providing more room. A dolly could be purchased to carry chairs back and forth. At present the tables are stacked against the toilet making it too difficult to get to. The back women's room could serve both men and women. We will try to get an estimate of cost to do that. This is just an idea at this stage. More research will have to be done.

Thanks to Louisa Foss for cleanup of the cleaning closet in women's bathroom, reorganization of closet across from the kitchen, the purchase and hanging of a new shower curtain for the back women's bathroom, and the gorgeous flowers around the pool. Thanks to Jim Parisi for the idea, ordering, and instruction of microphone system.

Dale continues to clean 2 times per month. Check the Fleetwood calendar on line to see the dates. Thanks to Carolyn Mc Dowell and her committee for cleanup after the 4th of July party and Everything Goes Party and for taking all leftover food to a food mission.

Here are a couple reminders:

1. Remind yourself and guests to turn off lights, put furniture back in place, close windows, and lock up.
2. Keep costs down by turning the air up to 80 degrees when not in use.
3. Take home your food/and drinks left in the refrigerator.
4. If you use the grill be sure to **clean it after use even if it means coming back to clean the grill.**
5. Put all pool toys away neatly.
6. If you see that we need any supplies let me know before we run out.

If anyone has any ideas for future needs of the clubhouse or who wishes to serve on the committee please be in touch with me. I will be gone from now till mid September. If you have any issues/needs with the clubhouse please see one of the committee members.

Respectfully submitted,
Ruth Marcus
Clubhouse Chairperson

SWIMMING POOL REPORT

August 10, 2011

The pool has been maintained over the past few months with the assistance of gracious volunteers: Phil Taylor, Cora Anne Thomas, Ed Eggers, Kirk and Cindy Johnston, Jean Trochet, Louie Poulos, Jack Holland, Kerry and Sandy Grant, and Louisa Foss.

The pool continued to operate well with good water quality. There are leaks in the system, which have been noted before. These cause water to be added periodically and cause bubbling at some outlets. The water quality, however, and use of the pool were not affected. The water aerobics program continued and residents, their families and friends enjoyed sunny days and warmer than usual weather for swimming. Rarely was the solar blanket used so far this summer, however, as the weather cools next month it will need to be rolled out at night.

The leaks mentioned above need to be addressed. More urgent, however, is the problem of the concrete deck, which has cracks and depressions that will render it unacceptable to pass inspection in 2012. To repair the leaks the concrete will need to be taken up regardless. I have had three estimates of work to be done on the concrete deck. These range between \$4,500 and \$10,000, depending on how long we want the deck to last. Of the pool companies I called most do only the decks of the pools they install. I was advised that a concrete company is the best and most cost-effective way to go. We may be able to get by for a year with a patch job and let the leaks go on for another year. But to have a pool that is in first rate order and a deck that appealing to the eye as well as safe would require a substantial outlay. The wooden awning deck needs to be sanded and stained. I have last year's estimate of \$600 for that work.

Lastly, I shall be out of the country for the next five weeks. Paradise Pools has been providing maintenance each Monday and will continue to do so throughout the swimming season. For any problems contact Bill Jacobs, who has graciously offered to oversee the pool in my absence. He knows how to care for the pool and has a relationship with Paradise Pools. For technical assistance phone numbers have been posted on the exercise room bulletin board for the Pool Company, electrician, plumber, etc.

Wishing you all continued enjoyment of our pool,

Respectfully submitted,

Sandy Marcus, Pool Operator

Financial Planning Committee Report

August, 2011

To: Fleetwood Board of Directors

Date: August 1, 2011

Subject: Report of the Financial Planning Committee [Subsequent Board/Officer actions shown in red.]

The Financial Planning Committee met 3 times during June and July 2011 to prepare the proposed budget for 2011-2012. Detailed information was received from Committee Chairs with budget responsibility. That information, combined with the updated Reserve Plan Item listings, was used to prepare the proposed budget previously sent to the Board.

During the Committee's discussions on Fleetwood income and expenses, many suggestions were made that some of the Committee members thought were important. The most significant of those suggestions are listed below for consideration by the appropriate group:

1. **Pool Caretakers** - We recommend that the pool caretakers receive additional instruction, as well as an instruction sheet with contact phone numbers to use in case of questions. This should help to eliminate any confusion on pool heater use, etc.

This is not necessary as it had already been done.

2. **Report to Owners** - The Treasurer should consider reporting to the Owners on the total cost of projects that are paid for over several months or even years. Examples would be the Front End Enhancement and the Pool Fence Upgrade.

This information is already provided in the detailed monthly reports posted on the website. At the discretion of the Treasurer, additional, summarized reports may be provided.

3. **Committee Chair Expense Categorization** - The Treasurer should consider meeting with the Committee Chairs to improve their understanding of the distinction between Operating expenses and Reserve expenses.

When necessary, the Treasurer can/will provide this information.

4. **Building Repair History** - We recommend that an effort be made to locate the building repair history that Ron Rosenberger started several years ago. This could help to improve our understanding of the Reserve Plans.

The matrix currently being prepared will address this.

5. **Dan's and Dale's Work Description** - We recommend that the Owners be made aware of the sort of tasks that Dan and Dale do for Fleetwood. Such information could also include a comment that they are available to do work for individual Owners (and be paid by individual Owners) that is not Fleetwood's responsibility.

This will be done at the next open Board Meeting. (Completed 8/10/11 and via email.)

6. **A Question for the Board** - When an Owner has executed the release paperwork for a non-standard improvement (like stoop coverings), how does that release get passed on when a unit changes ownership? Or does it not pass on?

The Secretary will follow-up on this to determine what is currently being done. If necessary, adjustments will be made to adapt this practice.

7. **Sidewalk Replacement** - We recommend that sidewalk replacement be addressed in the Reserve Plans.

The Treasurer will make the modifications in the Reserve Plan.

8. **Carport Floors Reserve Plan** - We recommend that consideration be given to simplifying this Reserve Plan.

After discussion, the Board/Officers felt the current approach was appropriate.

9. **Operating Budget Total** - We recommend that the Board look for ways to cut the Operating Budget, possibly by asking Committee Chairs for reductions. This might be in the area of pushing "wants" to a future year to make room for current "needs". Alternatively, the Operating Contingency could be reduced.

It was felt this had, essentially, already been done in the course of budget preparation.

10. **Road & Driveway Expense for Next Year** - We discussed several alternatives for funding this item, including a Special Assessment, funding it from Reserves, and doing nothing (not funding it). Our preference was to request the action in item #9 above, then add what is needed to the Operating Budget for this year to enable completion of this work.

It was felt that this need should be incorporated into the Operating Budget for next year.

11. **Long Term Funding of Road & Driveways** - We discussed starting Reserves for this item or using a Special Assessment for funding. The Committee as a whole preferred using a Special Assessment, possibly one paid by Owners over a period of time (rather than all at once). The stated reasons for this preference were: (A) to maintain a competitive standard quarterly assessment, and (B) to prevent the "hijacking" of funds in Reserves that were accumulated for repaving being used to fund other items.

The Board/Officers (as well as the Community per the survey) feel that Special Assessment are not an appropriate planning mechanism.

12. **Committee Work in Future Years** - We would like to meet with the Committee Chairs after they have prepared their budgets so we can better understand what is included in them. We also need to start work earlier, as we ran a bit short of time this year.

The budget process can always be modified based upon the preferences of the current Treasurer and Financial Planning Committee.

13. **"Needs" versus "Wants"** - Some Committee members felt that the criteria for major repair or replacement expenditures are not as "strict" as they should be, i.e. unplanned items tend to be too easily funded. This in turn causes increases in the budget that might have been avoided by a more strict analysis of what needs to be done versus what would be nice to have. (This also relates to item #9 above.)

Boards must always use their best judgment in terms of these items. As always, individual opinions will vary.

14. **Multiple Bids for High Cost Items** - The Committee recommends that multiple bids be obtained for higher cost items as much as possible. It is also important, however, to not select vendors solely on price. The quality of their work must also be considered.

The concepts contained in this recommendation were felt to be sound.

Respectfully submitted,
The Financial Planning Committee
Phil Taylor, chair
Chuck Ball
Morris Guthrie
Ruth Marcus
Lou Poulos

NOMINATING COMMITTEE REPORT

August, 2011

The Fleetwood Nominating committee was comprised of:

Ed Eggers, Chair
Kirk Johnston
Bob Hengst
Chuck Ball
Phyllis Seibert
Jean Kosturko

The Committee reviewed the criteria for Board Nominees as outlined in the Committee Charter:

Criteria for Nominees:

1. Resident and owner for at least one (1) year
2. Willing to take a thoughtful, open-minded approach to Fleetwood issues
3. Willing to follow good business and management practices
4. Willing to learn and follow The Red Book
5. Non-controversial (not seen as an instigator or promoter of dissension and divisiveness)
6. Able and willing to work cooperatively with others
7. Able and willing to respect differing opinions
8. Perceived as an effective communicator (open, transparent, inclusive, etc.)
9. Considerate in their dealings with others
10. Able and willing to make tough decisions with a sense of fairness to all
11. Willing to devote the time and effort that is needed, (i.e. to “work”)
12. Ability to attend a majority of Board meetings (either in person or via conference call)

The committee unanimously selected Sandy Marcus and Salem Leaman as the recommended candidates for the new board, feeling that they clearly meet the stated criteria. Both have accepted the nomination.

Submitted on Monday, August 8, 2011
Ed Eggers, Nominating Committee Chair.

Social Work Group Report August, 2011

To: Fleetwood Board Meeting of August 8, 2011
Re: Social Group Workers (Social Committee) for Update Report
By: Cora Anne Thomas

The "Walk for Your Health" group continues each morning at 7:30 before the temperature gets uncomfortable. The group varies in number from 4 to 15.

The "Fourth of July Party" was a "bang" with Irene Poulos and Carolyn MacDowell as co-chairpersons and with 55 residents and guests attending.

Another party was held at the club house to celebrate Memorial Day.

BYOB's continue monthly.

Norma Rosenberger's has her water aerobics classes Mondays, Wednesdays and Fridays at 10:00.

"Romeo and Juliet" (ballet version) was shown at the clubhouse on June 22, 2011.

A Social Group Worker's meeting was held on July 26, 2011, but for various reasons, it was not attended by the group.

A few went to the Carolina Cinema to attend the movie of "Giselle" on July 12, 2011.

Cora Anne Thomas

Pavement Committee Report August, 2011

From: Jimmy60011@aol.com

Subject: Paving Committee

Date: August 7, 2011 2:11:52 PM EDT

To: edeggers@nc.rr.com, bmacdowe@comcast.net, rabbimarcus@sc.rr.com,
hatfield95@aol.com

The paving committee unanimously reached a position on getting started with our paving maintenance work. I will be making a motion to approve this at Mondays meeting.

All will be done in next years budget.

In Summary -

1. Fill all the cracks in our driveways - all of them
2. Seal our driveways - all of them .
3. Fill the cracks in our road - all of it.
4. Seal our road - all of it.

Half done this fall and half next spring.

Total Estimated Cost - depending on materials used - Approx \$15,000

We feel this will buy us maybe 3 years time - and give us a chance to develop a plan for more long term repairs.

Jimmy Porter, Chair

Mike Michalski

Jean Trochet

Louie Poulos

Ed Eggers

Sed Sedlecek

Environment/Green Committee Report
July 26, 2011

Those present: Louie Poulos, Bonnie Jacobs, Bill Jacobs, Sandy Marcus, Bob Hengst, Monica Kayne and Cora Anne Thomas.

Our project is to investigate the possibility of placing a solar panel(s) on the clubhouse and to make a recommendation to the Board.

Bill will contact solar panel companies to see if one would be interested in helping us defray the expense.

Harris Teeter will accept foam egg cartons to recycle them.

Florescent light bulbs can be left at Home Depot to be recycled.

Sandy suggested that we place two containers in the clubhouse exercise room for collecting used batteries and plastic bottle tops (like on a milk jug). Cora Anne will get the two containers.

Louie will contact Home Depot to see what all they will recycle.

It was mention that we would save energy by wrapping our hot water heaters.

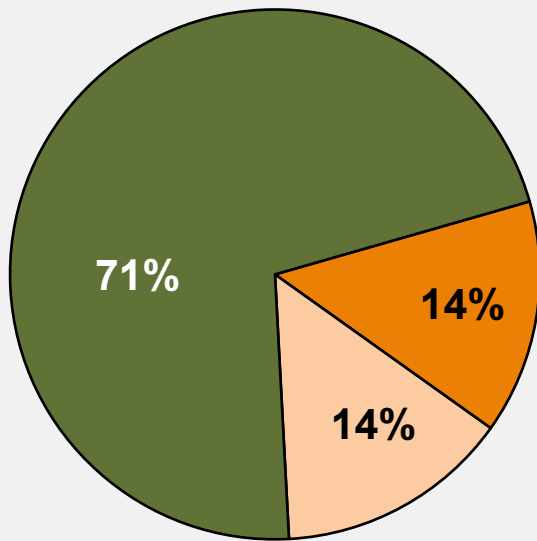
Fireside Restaurant on Sugarloaf Road has an alternative energy system.

Residents may want to get their condo inspected to see if there is radon, especially since an unacceptable level has been found in some. Louie will look into this.

Our next meeting is on Aug. 23, 2011 in the clubhouse.

Cora Anne Thomas, Chairperson

**I/we would prefer to pay for the driveways/road with
(choose one)...**






- **Option A – one special assessment of \$2,400 per unit**
- **Option B – two special assessments (\$1,600 & \$800)**
- **Option C – adjustment of regular, quarterly assessments (\$100/quarter)**

1. Name(s) and Unit Number:

	Response Count
	56
answered question	56
skipped question	0

2. I/we would prefer to pay for the driveways/road with (choose one)...

	Response Percent	Response Count
Option A – one special assessment of \$2,400 per unit 	14.3%	8
Option B – two special assessments (\$1,600 & \$800) 	14.3%	8
Option C – adjustment of regular, quarterly assessments (\$100/quarter) 	71.4%	40
answered question		56
skipped question		0

3. Any other thoughts or suggestions you may wish to share. The box looks small, but keep typing. There's room for whatever you wish to share.

	Response Count
	30
answered question	30
skipped question	26

Q1. Name(s) and Unit Number:

	Response Count
	0
answered question	0
skipped question	0

Any other thoughts or suggestions you may wish to share. The box looks small, but keep typing. There's room for whatever you wish to share.

	Response Count
	30
answered question	30
skipped question	26

Q1. Any other thoughts or suggestions you may wish to share. The box looks small, but keep typing. There's room for whatever you wish to share.

1	We choose Option A: 1.) This will give the Board the option of replacing our roads and driveways as soon as possible. 2.) Who will benefit? All of us, of course, 3.) but especially those who are selling as the updated condition of Fleetwood is an important selling factor. 4.) Can _____ express an opinion, even though they can not vote? 5.) After the conclusion of this survey, will all residents have to conform to one option ONLY - or will each resident choose one of the three options? The records keeping to keep track of who has paid and how much might be an enormous accounting and records keeping task.	Aug 11, 2011 3:16 AM
2	Written comments on all three options to follow.	Aug 3, 2011 6:33 PM
3	I still have concerns about each but those concerns will assuaged upon further discussion, I'm sure. It is for that reason that we have changed out vote from option 2 to option 3	Aug 3, 2011 12:29 PM
4	Budgeting the projected costs of re-placing roofs, etc, is the only sensible way to success. If a roof with a 20 yr. Life costs \$4800, the assessment monthly, should be \$20for that unit. Thanks.	Aug 2, 2011 6:27 PM
5	The road needs to be turned over to the town of Laurel Park. The owners need to be made aware that a large assessment will be necessary when the road needs to be re-paved.	Aug 1, 2011 4:18 PM
6	Thanks for asking for input and feedback. Personally, we could handle any of the 3 options. However, Option C is our choice for 3 reasons: 1) we should be sensitive to the needs of our neighbors for whom a special assessment would create economic hardship. 2) If something is known to be coming, a business should plan for it, not simply defer it. 3) Careful, detailed review of the assessment survey (Fleetwood amenities and age) reveals that we are actually in the middle of the range of regular assessments and on the lower end of reserves. Narrow focus on keeping regular assessments low, and excluding other factors is not good business planning.	Jul 31, 2011 3:43 PM

Q1. Any other thoughts or suggestions you may wish to share. The box looks small, but keep typing. There's room for whatever you wish to share.

7	This [optionC] is a suggestion I have been trying to make for the last 4 or 5 years	Jul 31, 2011 3:31 PM
8	1. The temporary fix will last 2-3 years, thus you can offer to spread the \$2,400 over the same period (i.e., \$600 or \$300 or \$200/quarter or one \$2,400 payment). 2. The community should seriously consider the option to eliminate the \$50,000 expense and get free snow plowing in addition; when you publish the survey results, please use this one but anonymously. 3. Increasing Regular Assessments at all in these economic times would be bad; If they are increased to accumulate funds for paving road and driveways, that would essentially kill the chances for selling any unit and that would be VERY bad). We haven't sold one unit since November 2009 (close to two years)! 4. You say all three options ultimately COLLECT the same amount of money which is true BUT there are SIGNIFICANT differences to the owners AND the Fleetwood reputation of AFFORDABLE LUXURY condominiums -- exactly why Special Assessment was the funding alternatively decided and approved by ALL prior Boards and Owners.	Jul 31, 2011 11:01 AM
9	First, my apology for this late response, but my computer has been down for the past week. Second, we should pay for the road by special assessment. We should make every effort to keep our quarterly assessment below \$1,000. We are already at the top of the heap in comparing our ongoing assessment to those of other condo complexes in the area. To push ours over \$1,000 would make us stand out like a sore thumb in the real estate market. And, once an ongoing assessment is raised it is never reduced even when the reason for the increase is satisfied. Third, I have no opinion on the method used to pay for the special assessment other than to say that it should be no longer than one year and should be as flexible as our treasurer can tolerate. Fourth, the Board should reject the Pavement Committee's request for \$15,000 for crack and sealing. That is just throwing money away. The work will only last a couple of years and by next year at this time we should be beginning our repaving project funded by our special assessments discussed earlier. Fifth, immediately after the final collections of the special assessments for the road, a reserve fund should be established and funding begun to care for the road the next time repaving is required. Sixth, a study should be made to identify other assets we have for which reserve funds should be established but as yet haven't been. Finally, thank you for opening this matter for discussion. That was a very commendable act, and I will support whatever action you deem advisable.	Jul 30, 2011 8:30 PM
10	No	Jul 30, 2011 12:08 PM
11	Can there be more than one option, so people can choose what they are able to do?	Jul 29, 2011 3:36 PM
12	Thank you for doing future financial planning. We need it.	Jul 29, 2011 6:50 AM
13	are the plan,specification,and estimate for repaving available?	Jul 28, 2011 7:55 AM
14	We really do not care which option is selected. We do think option C might be best for owners attempting to sell their units. Also, by the time the money is raised, we may need to continue the increase to simply keep up with up with normal maintenance and/or build up additional reserves.	Jul 27, 2011 7:41 PM
15	Nice Survey. It looks great and is very easy to read and complete.	Jul 27, 2011 7:28 PM
16	We will go along with any of the offered options. My impression is that the Paving project is really \$165K, including the initial phase. Perhaps you may wish	Jul 27, 2011 6:28 PM

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to set it up this way accounting-wise, although funding-wise it may have different components (from regular assessment vs. Special assessment. Down the road the Paving project will be the elephant in the closing room upon future sales by present owners. At that time there should be distinction available to the seller between accounting and funding for the project. To wit the paving project is really a \$165 project, or whatever it turns out. Thank you board and paving committee for all of your efforts on this project for the benefit of all of us.

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| 17 | Many kudos and sincere thanks to all who've given thought and time to address this long impending concern and devised this questionnaire. It's highly commendable that it seeks owners' input. | Jul 27, 2011 6:01 PM |
| 18 | The money collected must be kept separately and used only for replacemet of the road and drive ways and not for road/driveway maintenance or any other purpose. | Jul 27, 2011 5:04 PM |
| 19 | We are neutral about it, and are flexible. However, we believe that Option A & B may be a hardship on some residents. | Jul 27, 2011 2:09 PM |
| 20 | We chose option C because 1. If someone sells their unit, the new owner pays their portion. 2. As time goes on, more and more items will need repair and the additional assessment would be put to good use. In other words, We think it will be a permanent addition. | Jul 27, 2011 12:29 PM |
| 21 | It is too bad people could not have recognized the advantage to let the city assume control of the road. | Jul 26, 2011 8:39 PM |
| 22 | Whichever option prevail, we strongly support this reserve. However, the community should be told that a special assessment still might be necessary in an emergency, such as replacing our very vulnerable sewer system. | Jul 26, 2011 1:00 PM |
| 23 | The concept mentioned in the first 1 & 2 numbers is incorrect. The replacements mentioned should mostly be included in reserves. Most are items with a definable expected useful life and therefor reserves can reasonably be accumulated. Most of the items mentioned in this list were at one time in reserves and if they are not should be added. Road surface and driveways were not in reserves. and were to be funded by special assessments.Maybe we need a little training on reserve programs. | Jul 26, 2011 11:57 AM |
| 24 | With this economic situtation as it is now, maybe we should look at turning the road over to Laurel Park. In six years the price of the work that has to be done to the road and driveways will be much higher than today. | Jul 26, 2011 11:05 AM |
| 25 | This is a tough one. Clearly, previous Boards followed the example set by the Federal Government for the past 100 years, by kicking the ball down the road. The owners of this unit vote for Option C. That we can handle. The other options for us would mean cutting back on medications and/or food; or else selling our unit and moving into a rental elsewhere. Of course, good luck on selling in this current market. If the majority vote for one of the other options, we will have a problem, if the majority vote voids Option C. Perhaps, all three options could be available? Yes, this would complicate matters for the Treasurer, but it would make payments more "user/owner" friendly, and provide more flexibility to owners, depending on their financial realities in these current uncertain times. One option has not even been addressed; if states and counties and cities are entertaining the idea of turning roads back to gravel, is it absolutely necessary | Jul 26, 2011 10:47 AM |

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the our short road MUST be asphalt paved? Just a thought....I've observed that Laurel Park hiway is not in pristine condition. Is that due to fiscal concerns, and attempts to stay within the town's existing budget?

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| 26 | Actually any option is agreeable with us, these are things that will have to be addressed and I believe that the sooner you attack an issue the better off you'll be. Hopefully this issue will not hang over Fleetwood. | Jul 26, 2011 10:01 AM |
| 27 | Our quarterly assessments fall in the middle range of those in the area and I think we're better off to keep them there as much as we can. A one-time special assessment would be hard to swallow, but once it's over and our obligations are met the future for the sale of units would seem to be brighter than to adjust the regular quarterly assessments. | Jul 26, 2011 8:13 AM |
| 28 | We're o.k. with any of the three methods, but prefer spreading them out for two reasons -- 1. the smaller payments are easier to fit into our annual budgeting, and 2. overall this seems a fairer method for such capital expenditures; use of the common areas is enjoyed by all over a period of years, but ownership varies as units change hands; it is more fair for owners to pay toward these large expenses during the years they are owners. The alternative may have some owners enjoying the benefits, but selling a year or two before a large assessment, while a new (or short-term) owner who just happens to own a unit the year of a special assessment pays an unfair burden. (And no, we are not planning to sell our unit any time soon.) | Jul 26, 2011 6:33 AM |
| 29 | The payment plans need to be expanded so that there are more options for payment timing. | Jul 26, 2011 6:13 AM |
| 30 | We will not and do not need \$150,000 now. But will ultimately over the next 25 years. | Jul 26, 2011 4:52 AM |