

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
June 22, 2015



Board Members Present: Gordon Doyle, Richard Potts, Bob Simpson
Others Present: Jorge Lancho, Susan Lancho, Clare Frost, Alen Windlund
In President John Elias' absence, Bob called the meeting to order at 6:33 p.m.

Financials

The financial reports were reviewed, including collection information, monthly reports, recreation center rental information and bills to be paid. Fourteen homes this year have outstanding dues balances for a total of \$22,300, versus 12 homes last year with outstanding dues balances for a total of \$16,176. Rentals are \$10 down from last year at this time, with six more rentals over last year at this time. The average rental cost is \$56.34 this year versus \$62.05 last year.

Jorge provided an overview of a recent issue with our bank pertaining to signature cards. There was an issue with checks written by Rabbit Run due to the bank using an old signature card to verify correct signatures. Richard has worked with Central Bank to resolve the issue. Don, Linda and Gordon will need to go to Central Bank to complete the process of creating new signature cards.

New/Old Business

Pool Issues: With Todd absent from the meeting, Jorge provided an update on the pool season, noting issues that he and/or others have advised need to be addressed: Cleaning deck each morning, checking all attendees for valid pool passes, discouraging rough play and throwing balls. Bob also noted an issue with the liner in one location.

Electrical issue at Front Entrance: Vandals tampered with the electrical box at the Fort Harrod entrance. Jorge has had this addressed with a licensed electrician.

New Entrance Lights: Jorge has scheduled installation of LED lighting for first week in July. There will be a lifetime warranty on the fixtures, and the new lighting will illuminate all of the brickwork.

Exercise Machines: Scheller's has visited the room to address some minor issues with machines.

Villages at Rabbit Run: The Villages at Rabbit Run board has decided to build a new section of their walking path on The Villages' property to replace the section that the Villages organization inadvertently built on Rabbit Run property. Jorge has been in communication with the The Villages' property management agent and the board vice president regarding this issue.

HVAC: Jorge has had HVAC at recreation center serviced.

Masonry Quotes: Jorge has been researching masonry issues with the gazebos at the entrances (mortar crumbling, etc.). After completing research, he will bring recommendations to the board for review and discussion. Richard asked to check if current brickwork was laid using beach sand, which contains salt and deteriorates over time.

Other Business

A resident communicated to the board her compliments to Jorge for working with her to address some neighborhood concerns this year, indicating that the problems she had raised have been addressed, and that she appreciates his efforts.

With there being no further business, Bob made a motion to adjourn the meeting and Gordon seconded it. The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Susan Lancho