

**MARYLAND MUTUAL NUMBER TEN, INC.  
BOARD OF DIRECTORS REGULAR MEETING**

Thursday, December 11, 2014

**Res. # 35-38**

A Special meeting of the Board of Directors of Maryland Mutual Number Ten, Inc., held in substitution for November and December meetings which would have occurred on Holidays, was held in the Montgomery Room at Clubhouse I, 3700 Rossmoor Blvd, Silver Spring, Maryland on Thursday, December 11, 2014 at 1:58PM.

Members Present: Dora Pugliese, Vice President; Janet Martin, Treasurer;  
Bob Namovicz, Secretary; Paul Eisenhaur, Dotty VanScoyoc, and  
Leroy Salazar, Directors

Absent: Mike Showalter, President

Visitors: Elaine O'Leary from 14609 Kelmscot Drive, Maryland Mutual 10, Inc.

Management: Kevin Flannery, General Manager; Marlene Smith, Mutual Assistant

1. **Call to Order** – Ms. Pugliese called the meeting to order at 1:58 P.M.
2. **General Manager's Report** – Kevin Flannery, General Manager, presented the General Manager's Report for December 2014. It was received, noted and made part of the record. Among other reports, he indicated that insurance coverage has been added to provide for the cost of excavating broken water pipes if above the \$5000 deductible. Members further discussed this coverage.
3. **President's Comments** – Ms. Pugliese stated that the President was in Texas and a President's comment would not be submitted at this time.
4. **Approval of the Agenda** – The Agenda was approved as presented.
5. **Approval of the Minutes** – The Minutes of the October, 2014 Board Meeting were approved as presented.
6. a. **Mrs. O'Leary's fine** - (AGENDA ITEM 6A was taken out of order in deference to Mrs. O'Leary.) It came to Ms. Pugliese's attention that Mrs. O'Leary made a \$750.00 contribution to the Animal Humane Society. Due to the contribution, Mrs. O'Leary has asked for her fine to be waived. The dog is with Canine rescue at this time. A motion was made to cancel the fine. The Board will need further information to pass a motion.

Mrs. O'Leary requested to speak before the Board to provide additional information pertaining to the dog situation. The Board made it clear to Mrs. O'Leary that there are rules for Mutual 10 and the rules were not being followed. There were safety issues with residents and the Board had to adhere to the rules of the community.

Mr. Namovicz requested that Mrs. O'Leary present a receipt to show that she made the \$750.00 donation to the Animal Humane Society. The receipt will be presented for the record. The receipt will serve as evidence that a donation was made to the Humane Society. As soon as the receipt is presented to the Board, the fine will be waived. The Board raised no objection to this resolution

7. **Treasurer's Report & Invoices** –

- a. Ms. Martin reported that some things were realigned and therefore there was a small loss shown on the books for the year. Losses were related to writing off bad debts and foreclosures. She answered several questions related to tax sales and foreclosures, and agreed to further research several questions and relate answers to Members. There were comments about recent sales in the \$280's.
- b. Mr. Salazar questioned about the apparently abandoned car at the Selfon home; Ms. Martin suggested sending a registered letter requesting licensing or removal of the car.
- c. Ms. Martin requested authority to pay invoices prior to year end; Ms. VanScoyoc moved to authorize the Treasurer to pay invoices up to \$5000. The motion was seconded and approved without objection.
- d. A motion was made to act upon the following:

The Board agreed to send a letter to Mrs. Selfon requesting her to bring her car licensing up to date or to have the car towed at her expense. A Certified letter will be sent to Ms. Selfon by Mrs. Smith.

The Board unanimously agreed.

**RESOLUTION #37, December 11, 2014**

b. Invoices –

**RESOLVED**, that the Mutual 10 Board of Directors approves the payment of the following:

To approve payment in the amount of \$75.00 to Dora Pugliese for reimbursement for drainage ditch dug by Kirk Hughes at 14715 Lindsey Lane (Showalter).

To approve payment in the amount of \$520.00 to McFall & Berry for removal of storm damaged tree at 14507 Kelmscot (Pugliese).

To approve payment in the amount of \$187.00 to LWPPD to clear drainage blockage at 14614 Deerhurst (Wilkins).

To approve payment in the amount of \$150.66 to LWPPD to replace & caulk new ridge

vent on roof at 14708 Lindsey (Fishbein).

To approve payment in the amount of \$77.37 to LWPPD to caulk between patio and garage wall at 14506 Elmham (Heine).

To approve payment in the amount of \$35.00 to LWPPD to reattach trim by garage door at 14714 Lindsey (Thompson).

Ms. Martin made a motion to approve the invoices listed.

The Board unanimously agreed.

#### **RESOLUTION #35, December 11, 2014**

**RESOLVED**, that the Mutual 10 Board of Directors gives the following authorization.

A motion was made to authorize Janet Martin to handle invoices up to \$5000.00 until 12/31/14. This will handle invoices/expenses until year end closing.

The Board unanimously agreed.

#### **RESOLUTION #36, December 11, 2014**

7. Other Board Member Reports –

- Ms. VanScoyoc - There was open discussion among the Board on the party. The party was a total success. Everyone was pleased. Ms. VanScoyoc related entertainment funding in another Mutual, and this was discussed.
- Mr. Salazar – WSSC water pressure issue. Jolene King is still looking into it. A final reply has not been received.

8. Old Business -

a. Benches – Ms. Pugliese presented a catalog with different benches for the Board to review. The Board will determine what selection would be best for the bench area. Members reviewed potential bench designs from a catalog, and agreed on a 4 foot wide model made from recycled plastics. It was noted that residents have not requested dedications of benches so far.

b. It was noted that several new trees have been planted to replace destroyed trees.

9. New Business

a. Welcome bags for new residents - Ms. Pugliese reported that some of the new residents did not get welcome bags during the year. Ms. Smith agreed to put together a list of the new residents to verify who received bags. Mr. Namovicz reported that Welcome Bags will be prepared before the next meeting

Bob Namovicz, Secretary

ATTEST:

Dora Pugliese, Vice President

- 10. Open Forum – None
- 11. Adjournment - The meeting adjourned at 3:25 PM
- 12. Next Meeting - Next meeting will be held on January 22, 2014 in the Sullivan Room in the Administration Building.

**RESOLUTION #38, December 11, 2014**

- d. ABMs –
    - (1) Seligson – *Approved by the Board. (Construction of a room from existing garage space).*
    - (2) Barnett – *Approved by the Board. (Florida Room addition)\**
    - (3) Crocker – *Approved by the Board. (Windows)*
    - (4) Crocker – *Approved by the Board. (Doors)*
    - (5) Rannhart – *Approved by the Board. (Door on Patio)*
- \* Previously approved in an Action Without Meeting on October 30, 2014.  
The Board unanimously agreed.

- b. There was discussion of database concerns, which are being addressed by Ms. Smith.
- c. There was some discussion of the ABM requirement for “approval” by three neighbors.