

**MARYLAND MUTUAL NO. TEN, INC.
BOARD OF DIRECTORS
REGULAR MEETING**

Thursday, January 26, 2012

Res. #63 thru #68

A regular meeting of the Board of Directors of Maryland Mutual No. Ten, Inc. was held in the Chesapeake Room of Clubhouse I, 3700 Rossmoor Blvd, Silver Spring, Maryland on Thursday, January 26, 2012 at 9:30 a.m.

Members Present: Mike Showalter, President; Dora Pugliese, Vice President; Janet Martin, Treasurer; Joan Byrnes, Secretary; Paul Eisenhaur, Director;

Members Absent: John McMahan, Director; Dotty Van Scoyoc, Director.

Management: Kevin Flannery General Manager; Cris Juarez, Mutual Assistant.

1. Call to Order: Mr. Showalter called the meeting to order at 9:29 a.m.
2. General Manager's Report: The General Manager's Report for January 2012 by Mr. Flannery was well received, noted, and made part of the record.
3. Approval of Agenda: The agenda was approved as presented.
4. Approval of Meeting Minutes: The minutes of the December 8, 2011 Board meeting were approved as presented.
5. Committee Reports:
 - a. Fences/Gates: Mrs. Byrnes stated that there are no major issues to report at this time.
 - b. Roofs/Gutters: Mr. Showalter announced that Mr. McMahan will be absent due to a health issue for some time. He asked that any request regarding roofs and gutters be directed to him.

Mr. Showalter reported that he met with John LaClere, Special Projects, and Janet Martin to discuss the condition of the roofs. Building 212 (14613/15 Deerhurst Terr) was reported as it needing replacement immediately. Upon motion duly made and seconded, the following resolution was adopted:

RESOLVED, that the Mutual 10 Board of Directors approves the proposal of Clay Kenny Home Improvement to replace the roof of building 212 (14613/15 Deerhurst Terr) at a cost not to exceed \$25,225. The Board authorizes Janet Martin, Treasurer to approve payment of the invoice upon receipt.

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Mr. Showalter stated that the replacement of the flat roofs have been delayed passed their useful life. He noted that the Board will address the replacement of those roofs in the near future.

- c. Website: Mr. Eisenhour reported that he added a page for announcements. In it, he included information for a dogwalker. He thought it would be beneficial for residents to know that this service is provided by someone in the Community.

Mr. Eisenhour stated that he is part of a yahoo group for Leisure World residents. Members can share information that can be of interest to residents via email. He agreed to put a notice in the next Tidings.

- d. Landscape: Mrs. Pugliese reported that she received notice of a hornets nest near Mr. & Mrs. Gist's home. It will be addressed in the spring. She also added that she begun her master gardener's course.
- e. New Residents: Ms. Pugliese reported that George Teunis moved into 3200 Ludham Dr in December.
- f. Treasurer's Report: Mrs. Martin reported that the Mutual ended the year with a surplus of approximately \$48,000. It was largely due to savings in electricity. She noted that they anticipate spending approximately \$100,000 in roof replacement this year as well as major concrete repairs.

Mrs. Martin reviewed the delinquency report. She noted that the unit at 14715 Lindsey Ln was foreclosed on December 7, 2011 and is now owned by Fannie Mae.

Mrs. Martin presented the invoices needing approval. Upon motion duly made and seconded, the following resolution was adopted:

RESOLVED, that the Mutual 10 Board of Directors approves the following expenses to be paid:

Amount	Payee	Description
\$ 125.90	Leisure World	Replaced hose bibb and cut off- 14523 Kelmscot Dr (Showalter)
\$ 9.24	Leisure World	Mail January 2012 Tidings to outside unit owners.
\$ 66.73	Janet Martin	Reimbursement for sending flowers to Mike Showalter
\$ 52.35	Michael Showalter	Reimbursement for sending flowers to John McMahan

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6. Old Business:

- a. Robo-call type service update: Mr. Eisenhour stated that the account is set up and ready to be used. The Board discussed when to use the service. Upon motion duly made and seconded, the following resolution was adopted:

RESOLVED, that the Mutual 10 Board of Directors appoints the Board President to approve any calls to go out on the robocall service. In his absence, the Vice President will approve such calls.

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7. New Business:

- a. Annual Meeting: The Annual Meeting is scheduled for April 17, 2012; the Board discussed the time to hold the Annual Meeting. Upon motion duly made and seconded, the following resolution was adopted:

RESOLVED, that the Mutual 10 Board of Directors approves holding the 2012 Annual Meeting at 11:00 a.m.

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- b. Mrs. Selfon Situation: Mrs. Martin reported that Mrs. Selfon was delinquent in her condo fees. A notice of Intent to File a Lien was sent by Cris Juarez, Mutual Assistant. Mrs. Selfon did make a payment. Mr. Showalter stated that he also sent a letter via certified mail regarding the attic insulation. He is still waiting for a response.
- c. Insulation cost figure for Federal Energy Tax Credit Calculation: Mr. Showalter reported that residents can apply for a tax credit on their personal tax returns for the insulation project. The credit is based on the actual materials used; only 10% can be used for the credit. He stated that he has utilized the information he received from the contractor performing the work. He will include in the next Tidings the breakdown of the calculation and the amount of the credit. He will also include instructions to filling out IRS Form 6595 so that residents can claim the credit.
- d. Post Energy Audit Test Results and Implications: Item was note addressed.
- e. Mutual Name Change: The Board discussed choosing a name for the Mutual. It was noted that the legal name of the Mutual would remain the same a. Mrs. Martin recommended getting participation from the residents for choosing a name. She suggested making it a contest asking residents to submit a name; each resident would then be given the opportunity to vote on their favorite name. The winner will get a \$100 gift card to Giant. It was agreed to allow Board members to also participate; should a Board member win, the prize will be donated to the Social Committee. Upon motion duly made and seconded, the following resolution was adopted:

RESOLVED, that the Mutual 10 Board of Directors allows Board members to participate in the Mutual Name Change. Should a Board member win, the prize will be donated to the Social Committee.

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- f. Discuss Plus/Minus Issues of Adding Available "Services" page to Tidings: Mr. Showalter stated that Montgomery Mutual includes a list of companies providing different type of services in their newsletter. He asked if the Board was interested in developing something similar for the Tidings. The Board discussed the matter. They agreed to include personal recommendations from residents and not anything coming from the Board.
- g. ABM- Nullmeyer: The Board reviewed the ABM received from Mr. Nullmeyer. Upon motion duly made and seconded, the following resolution was adopted:

RESOLVED, that the Mutual 10 Board of Directors approves the ABM for Bill Nullmeyer (3234 Ludham Dr) to remodel the kitchen.

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8. Open Forum: The Board responded to comments.
9. Adjournment – There being no further business to come before the Board, the meeting adjourned at 10:44 a.m.

Mike Showalter, President

ATTEST:

Joan Byrnes, Secretary