

LEXINGTON NORTH SHORES

MOBILE HOME PARK ADVISORY BOARD MEETING MINUTES

November 30, 2017 - MHP Club House

CALL TO ORDER: at 6:00 PM by Pauline Balan, Chairperson

ROLL CALL: PRESENT: Pauline Balan, BarbSchultz, Tootie Reckinger, Ed Jarosz, Joe Reynolds

ABSENT: Margaret Twigg, Scott Beardslee, Jan Owen

OTHERS: Paul Iacoangeli, Lexington Village Mgr; Judy Vandewarker, Recorder, and 6 residents

APPROVAL OF AGENDA: The agenda was amended to move "Clubhouse Update" up for discussion after completion of Old Business items. It was then approved on a motion by Schultz, seconded by Reckinger, and carried.

APPROVAL OF MINUTES: MINUTES of the meeting of 10/26/2017 were approved, as presented, on a motion by Reckinger, seconded by Schultz, and carried.

PUBLIC COMMENT: None

OLD BUSINESS:

Replacement of Board Member - The board welcomed Joe Reynolds, who will replace Dave Warren on the board.

Incentives for Rent - The incentive of six months free rent was extended through June, 2018.

Incentives for Referral - Schultz made a motion to scrap the referral incentive and use the funds instead to add a washer/dryer unit enclosed by French doors to the model on Lot 137, in hopes that would help sell it. The motion was supported by Jarosz and carried with all ayes. Schultz agreed to work with Iacoangeli to get that done.

Advertising Update - Owen plans to run the ad included with her report in the agenda packet. She held an Open House and plans to have another in December. There was discussion about signs for open houses. If they cannot be located, they will have to be replaced.

Mobile Home Sales/Update - Schultz reported that eight units were added in the past year. To encourage continued growth, the board would like to sell the unit on Lot 137, and then replace it with a larger one with more options, to serve as a model. Schultz agreed to present the plan to the council at the January C.O.W. meeting. Jarosz explained that financing is a problem for a lot of people who show interest, then do not follow through.

Clubhouse Update - After discussion Balan will ask Owen to write a work order to request that, over the winter, the DPW: paint the walls, strip and wax the floors, repair the ceiling, and anything else she determines needs to be done. Jarosz made the motion, supported by Reckinger, which passed with all ayes.

PENDING BUSINESS

AED Training - To be held in the Spring

Gutters - Have been installed

Update of tree removal/trimming - One tree was removed. Iacoangeli said DPW needs to contact the arborist who removed it, for his opinion on how best to handle the others on the list.

Groundskeeper - Balan referred to the job description she wrote which is in the agenda packet. On a motion by Reckinger, seconded by Reynolds, Balan will ask Owen to proceed with obtaining approval for finding someone to fill this new part-time, seasonal position. Reckinger also suggested putting a sign in the door. Approval of the council is to be requested in January, so we're prepared to fill the job opening in the spring.

Gazebo - It was suggested that perhaps construction of a gazebo could be done in conjunction with obtaining new playground equipment.

Playground Equipment - Balan distributed copies of a booklet "Public Playground Safety Handbook" to the team and to Renee Schatzberg, who has been working on this. She added that Owen is now working with the Parks & Recreation board, as well.

NEW BUSINESS

Budget for Road Repair 2018 - It will likely need to be totally redone next year. Balan will ask Owen to check the contract to insure the contractor completed the work they were supposed to do this year.

PUBLIC COMMENT

- ⑩ Bob Balan suggested that the work order involving remodeling of the clubhouse be very specific to insure it is finished to the board's satisfaction.
- ⑩ Iacoangeli agreed to have the DPW check on the steps on the North end of the beach to see if they can be anchored to reduce damage through the winter.
- ⑩ Renee Schatzberg presented three quotes on playground equipment as she was asked to do. American Park's "Word to the Wise" is the unit she likes best. Balan asked her to pass all the material she has collected to Owen, who will work to obtain the new playscape with the help of the Parks & Rec committee.

NEXT MEETING DATE: Thursday, 01/18/2018 at 6:00 PM

ADJOURNMENT Motion by Schultz, seconded by Reckinger to adjourn at 7:00 PM. Motion carried.

Respectfully submitted: Judy Vandewarker, Recorder

December 1, 2017