

WORTHINGTON

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

May 7th, 2024, at 6:30PM

Virtual Meeting Via Zoom

Meeting ID: 750 730 2693

To join via computer or app:

<https://us02web.zoom.us/j/7507302693>

To join via telephone: (646) 558-8656

Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order by President, Jim Bishop at 6:30PM. With Board member Kaali Cohen in attendance, a quorum was established. Joe Cavanaugh is no longer a member of the Board. It was confirmed that timely notice of the meeting had been posted. Gigi Holmes represented McNeil Management. There were 6 homeowners in attendance as well.

2. Approval of Minutes

On Motion: Duly made Jim Bishop, second Kaali Cohen, and carried forward.

Resolve: To approve the November 14th, 2023 meeting minutes as presented.

3. Management Reports - Manager presented the financial and management reports. There were no questions. Management will clear the nuisance animal violation associated with unit ID 9608 and close the violation case.

Management will arrange a time for the Board to be trained on how to use the new enforcement tool on the portal.

4. Unfinished Business Items:

Street Signs: Management will follow up with style options and pricing.

Process for Water Shut Offs: The Board instructed Management that when an owner needs a plumbing repair that requires a water shutoff to their zone, a licensed plumber must do the work. The owner should let the neighbors in the same zone know about the shut off at least 48 hours in advance unless it is an emergency. This information will be provided to the owners on the website

Irrigation System Upgrades: The Board discussed the current repairs that need to be made and decided that it would be a waste of Association money to make the repairs when the system is so close to being upgraded. South Shore said they will not be able to start the work until the end of June. Jim will talk to the vendor about the scheduling to see if they can get done more quickly.

Management will communicate with South Shore about the logistics and prepare a notice to send to the owners with information and instructions regarding dates, property access and keeping animals locked up while the technicians are on site at individual homes.

On Motion: Duly made Kaali Cohen, second Jim Bishop, and carried forward.

Resolve: To approve the proposal from South Shore Landscaping to convert the irrigation system to Hunter per the updated proposal for \$21,151.30.

5. New Business Items

Community Day:

On Motion: Duly made Kaali Cohen, second Jim Bishop, and carried forward.

Resolve: To approve sponsoring another Community Day in late July or early August before school starts on August 12th.

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6. Adjournment

Owner Comments: One of the owners asked about submetering the home so that each owner was paying only for the water they were using. The Board explained that this had been investigated before and at that time, it was determined that the cost outweighed the benefits. She was informed about the affirmative vote of the community that would be required before a project like this could be undertaken and that the first step would be gathering the required number of signatures on a petition. Gigi offered to forward the homeowner some of the information the Association gathered in the past on this topic.

The need for the fire hydrants to be painted was brought up. Management will follow up.

The Board asked Gigi to have South Shore evaluate the palm trees in the cul-de-sacs and to provide a quote for removing the two dead palms in the park.

On Motion: Duly made by Kaali Cohen, second by Jim Bishop, carried forward.

Resolve: To adjourn the meeting at 7:32PM.

Approved at the August 13th, 2024 Board of Directors Meeting

Prepared by Manager for Secretary