

Robin Hood Lakes Lot Owners Association

Board of Directors Membership Meeting Minutes

March 29, 2014

1. Call to order:

Bill Milburn called to order the Membership Meeting of the Board of Directors of Robin Hood Lakes Lot Owners Association at 2:04 p.m. on Saturday, March 29, 2014 in the Club House.

2. Pledge of Allegiance was led by Bill Milburn.

3. Director's/Officers Present:

Bill Milburn.....President
Sal Addotta.....Vice President/Treasurer
Steve LaBargo..... Secretary
Steve Bermudez.....Director
Ruth Anne Joseph.....Director
Stuart Scott.....Director
Lizbeth Blair.....Alternate Director

Absent:

Donald Burger (Excused).....Director

Guests: Robert M. Zito, President, RMZ Properties

Members in Attendance: Tom Hollins, Cheryl Berry, Stephanie Boris, Linda Addotta, Marge Gruber, Mark Tretter, Rich Snider, Betty Armitage, Harold Touni, Sr., Dorice Dobish, Harold Touni, Jr., Jim Garr

4. Minutes of Previous Meeting:

Ruth Anne Joseph made a motion to approve the minutes of the December 14, 2014 Board of Directors General Membership Meeting. Stuart Scott seconded the motion, all in favor. Motion passed.

CORRECTION TO MINUTES MADE AT JULY 19TH, 2014 MEETING (See Below)

5. Treasurer's Report:

Robert Zito presented the monthly Financial Report. Mark Tretter asked if the Reserve Account went up from \$9,000 to \$11,000? Robert Zito replied that it will grow yearly and that the next Audit will be done in 2015.

Stephen LaBargo made a motion to accept the Treasurer's and Robert Zito's Reports. Stuart Scott seconded the motion, all in favor. Motion passed.

6. Introduction of Alternate Director:

Lizbeth (Betsey) Blair who was appointed Alternate Director at December 8th, 2013 Board of Directors Executive Board Meeting was introduced to the Membership.

7. Old Business:

a. Bus Stop Issue: Bill Milburn reported that paperwork will be recorded at the Monroe County Court House shortly and that the stone barrier may be removed as soon as sometime this week. Cost to transfer and record the deed was \$200.

b. Front Entrance Sign: Still being worked on between property owner and BOD, before the matter can be brought before the entire membership.

NOTE: A cost of \$750 was spent on legal issues combined.

8. New Business:

a. RHL Upcoming Events:

i. Board of Directors General Membership Meeting
Saturday, March 29th, 2014 at 2:00 p.m.

ii. Covered Dish – Saturday, March 29th, 2014
Starting at 5 p.m. At the Clubhouse (Trivia Game)

iii. Family Fishing Contest – Saturday, April 12, 2014
At Fishing Lake at 9 a.m. thru 12:00 Noon
Meet at Clubhouse after Contest for Prizes & Refreshments
Jim Garr reported that lake will be stocked on April 11th, 2014

iv. Kids' Brunch with the Easter Bunny
Sunday, April 13th, 2014 - 12 Noon to 2 p.m. - Egg Hunt at 2 p.m.
Rain Date – Saturday, April 19th, 2014

v. Clean Up Day – April 26th, 2014
Meet at 9:00 a.m. at Clubhouse for Gloves and Trash Bags

b. Security Surveillance Cameras:

Royal Security Services, Inc. has been contracted to replace present surveillance cameras to be installed on Tuesday, April 8, 2014. The money to pay for this system (\$2910) was recouped from claims made in past for vandalism. There are no monthly fees and has a 1-year warranty. Ruth Anne Joseph made a motion to accept installation of cameras at this price. Stuart Scott seconded the motion, all in favor. Motion passed.

**8. Open to Floor: For Relative Questions/Remarks from Home Owners:
(One Speaker at a time with a five (5) minute limit)**

a. Stephanie Boris & Mark Tretter:

Question – Will RHL have lifeguards for the summer?

Answer – Yes, Three applicants are in the process of being certified,
after which they will be hired.

b. Mark Tretter:

Question – What is the status of road repairs?

Answer – April will begin road repairs. Worst spots will be sealed up first.
Drainage on Lady Marion Drive will be looked into.

c. Stephanie Boris:

Question – Will the pipe at Twin Lake Drive be checked?

Answer - This will be looked at to be cleared out.

***** d. Jim Garr:**

Question - The drainage problem in front of his and adjoining properties needs
to be addressed and repaired.

Answer – This will be looked into for repairs during scheduled road work.***

Steven Bermudez motioned to adjourn the meeting. Motion was seconded by Stuart Scott, all
in favor. Motion passed.

Adjournment: The Meeting ended at 2:54 p.m.

Minutes Submitted By: Stephen LaBargo, Secretary

Robin Hood Lakes Lot Owners Association

Board of Directors Membership Meeting Minutes

July 19th, 2014

1. Call to Order:

Bill Milburn called to order the Membership Meeting of the Board of Directors of Robin Hood Lakes Lot Owners Association at 2:05 p.m. on Saturday, July 19th, 2014 in the Club House.

2. Pledge of Allegiance was led by Bill Milburn.

3. Director's/Officers Present:

| | |
|---------------------|--------------------------|
| Bill Milburn..... | President |
| Sal Addotta..... | Vice President/Treasurer |
| Steve LaBargo..... | Secretary |
| Donald Burger | Director |
| Stuart Scott..... | Director |
| Lizbeth Blair..... | Alternate Director |

Absent:

| | |
|---------------------------------|----------|
| Steve Bermudez..... | Director |
| Ruth Anne Joseph (Excused)..... | Director |

Guests: Robert M. Zito, President, RMZ Properties

Members in Attendance: Harold A. Touni, Sr., Klaus Pest, Marge & Ed Gruber, Charles J. Zebley III, Brigitta Howe, Betty Armitage, Linda Addotta, Harvey Thomas, Cheryl Berry, Pat Carroll, Diane Tretter, Mark Tretter, Bill Wackermann, Emilio Paolillo, Linda & Dave Riddell, Tom Hollins, Jim Garr, Krisztof Bujnowski.

4. Minutes of Previous Meeting:

After the Minutes of the March 29th, 2014 Board of Directors General Membership Meeting was read, it was asked for a motion to approve these minutes. Jim Garr objected to the minutes as read as no mention was made of his comments at that meeting that the drainage problem in front of his and adjoining properties needs to be addressed and corrected.

A member also objected to these minutes as he said that in the discussion of the bus stop acquisition, no mention was made of the property owner involved. (NOTE: Be it known that at the time of this July 19th, 2014 meeting, this member is not a Member in Good Standing due to non-payment of membership dues, therefore his comments should not be admitted as valid objection.)

These Minutes of the March 29th, 2014 Board of Directors General Membership Meeting will be reviewed. If and when changes are made, the Secretary will again bring them to the next BOD meeting for a motion to approve.

Sal Addotta made a motion to review the corrections requested and to again present the Minutes of the March 29th, 2014 of the Board of Directors General Membership at the next Board of Directors meeting. Stuart Scott seconded the Motion, all in favor. Motion passed.

5. Treasurer's Report:

Robert Zito presented the Financial Statement Report during the period of January to June, 2014. Sal Addotta made a motion to accept the Report. Stuart Scott seconded the motion, all in favor. Motion passed.

6. Old Business:

- a. **Bus Stop Issue:** Deeds have been received and are to be reviewed by all concerned parties. If approved, then signed. This should be done shortly.
- b. **Front Entrance Sign:** All required documents are in the hands of RHL's Attorney and the Abstract Company. We are awaiting their proposals, which when received will be present to the General Membership for a vote of approval or non-approval.
- c. **Security Surveillance Cameras:**
Royal Security Services, Inc. has installed seven (7) surveillance cameras showing areas around the clubhouse, cinder shed and swimming lake. After questions from members, it was determined that the cost of wireless camera's at mailboxes would be too expensive. Trespassers will be monitored. Unless evicted legally by court order from their family's house, they are not trespassing.
- d. **Robin Hood Water Co.:**
Mark Tretter questioned the legality of the Robin Hood Water Co.'s moving meters to the edge of the road. President William Milburn stated that this is a private matter between homeowners and the privately-owned water company and not the business of the Association.

7. New Business:

a. RHL Upcoming Events:

Covered Dish Dinner – Saturday, August 16th, 2014

Starting at 5:30 p.m. at the clubhouse. This event will be hosted by Joseph Touni. Entertainment will be Bingo games.

- b. Board of Directors' Election 2014: Ballots will be mailed to all Members by August 1st, 2014 to be returned to RMZ Properties by the deadline of Saturday, August 30th, 2014. There are five (5) openings to be voted on. The candidates who submitted Letters of Intent and Resumes are:

Lizbeth (Betsey) Blair

Steven Bermudez

Ruth Anne Joseph

Stephen LaBargo

Stuart Scott

- c. Community Insurance Policies: On May 31st, 2014, new insurance policies became effective with Community Association Underwriters. This results in more coverage with smaller premiums.
- d. Road Work: A contract has been signed with Shiffer Bituminous Services for work to be begin in late July, 2014.
- e. Diverted Streams: These streams above Kris Bujkowski's property will be checked on for any violations.
- f. No ATV's Allowed Signs: Warning sign at back entrance needs to be amended and/or replaced.
- g. Fishing at Swimming Lake: Hal Touni, Sr., brought up concerns about fishing being done at the swimming lake during swimming season. Fish hooks and line have been found littered at the beach area, as well as on the work around the lake. This rule needs to be addressed and enforced.

8. Open to Floor: For Relative Questions/Remarks from Home Owners:
(One Speaker at a time with a five (5) minute limit)

- a. **Jim Garr:** Made suggestions on how to fix water flow problems along the side of Sherwood Dr. near his property. Shiffer will address this problem during the work to be done in this area. It was noted that the road is crowning and that the speed bump is possibly causing problems.

Sal Addotta motioned to adjourn the meeting. Betsey Blair seconded the motion, all in favor.
Motion passed.

Adjournment: The Meeting ended at 3:26 p.m.

Minutes Submitted By: Stephen LaBargo, Secretary

Robin Hood Lakes Lot Owners Association

Board of Directors Membership Meeting Minutes

September 6th, 2014

1. Call to Order:

Bill Milburn called to order the Membership Meeting of the Board of Directors of Robin Hood Lakes Lot Owners Association at 2:01 p.m. on Saturday, September 6th, 2014 in the Club House.

2. Pledge of Allegiance was led by Bill Milburn.

3. Director's/Officers Present:

| | |
|------------------------|--------------------------|
| Bill Milburn..... | President |
| Sal Addotta..... | Vice President/Treasurer |
| Steve LaBargo..... | Secretary |
| Steve Bermudez..... | Director |
| Donald Burger | Director |
| Ruth Anne Joseph | Director |

Absent:

| | |
|----------------------------------|--------------------|
| Stuart Scott.....(Excused)..... | Director |
| Lizbeth Blair.....(Excused)..... | Alternate Director |

Guests: Robert M. Zito, President, RMZ Properties

Members in Attendance: Linda Addotta, Norman A. Burger, Cheryl Berry, Sandra Burger, Josephine Vergalito, Mark Tretter, Pat Carroll, Marlene Briglio, Hal Touni, Jr., Mandee Vogel, Hal Touni, Sr., Chris Bujnowski, Jim Garr

4. Minutes of Previous Meeting:

Stephen LaBargo made a motion to approve the Minutes of the March 29, 2014 Meeting and the corrected Minutes of the July 19, 2014 Meeting. Steven Bermudez seconded the motion, all in favor. Motion passed.

5. Treasurer's Report:

Robert Zito presented the Financial Statement Report during the period of January to August, 2014. Mark Tretter asked if we are going after people who still owe dues? Response from Robert Zito was that money spent to collect from delinquent accounts is well worth this when collecting large amounts. We are at almost 100% income collected. Stephen LaBargo made a motion to accept the Report. Ruth Anne Joseph seconded the motion, all in favor. Motion passed.

6. Old Business:

- a. **Bus Stop Issue:** Issue has been resolved and barrier stones have been removed to allow parking.
- b. **Front Entrance Sign:** All required documents are in the hands of RHL's Attorney and the Abstract Company. When their proposals have been prepared and agreed to by all concerned parties, the matter will be presented to the General Membership for final approval.

Stephen LaBargo made a motion to accept Old Business. Ruth Anne Joseph seconded the motion, all in favor. Motion passed.

7. New Business:

- a. **Board of Directors' Election 2014:** The results of the election is a follows:

| <u>Candidate:</u> | <u>Number of Votes:</u> |
|--------------------------|--------------------------------|
| Lizbeth (Betsey) Blair | 71 |
| Steven Bermudez | 60 |
| Ruth Anne Joseph | 71 |
| Stephen LaBargo | 58 |
| Stuart Scott | 71 |

- b. **RHL Upcoming Events:**

Fall Community Yard Sale: This event will be held on Saturday and Sunday, September 27th and 28th, 2014 from 9:00 a.m. to 4:00 p.m. All residents who will be participating should contact the RHL office to have their locations noted on the Community map, which will be available at the main entrance.

- c. **Projects Done and Projects Needed to be Done:**

Bill Milburn presented handout to the Members of "Things Already Done by Donald Burger and Sal Addotta". Bill expressed the appreciation of the Board and the Community for the work accomplished by Donald and Sal at their own time expense.

Bill Milburn presented handout to the Members of "Projects to Think About". Bill went over the list and asked that any Member wishing to assist in getting these projects done, please let the Board know.

Ruth Anne Joseph made a motion accept these reports, Sal Addotta seconded the motion, all in favor. Motion passed.

8. Open to Floor: For Relative Questions/Remarks from Home Owners:
(One Speaker at a time with a five (5) minute limit)

a. Marlene Briglio:

Boulders moved to end of Buck Lane at Fishing Lake:

- i. Was this move discussed by all or some Directors?
- ii. Notification should be given to owners of community work being done on or near owners' properties.

Answer: The boulders were placed on RHL property to prevent any cars/trucks from going into lake. This was done at the request of snow removal contractor so that when he is plowing down Buck Lane he could open the locked gate, plow the snow down to the end of the road and be able to turn truck around so as not to have to backup. This gate will only be opened at the time of plowing. No private property was involved.

When BOD is voting on an issue, is it all done by Directors at a meeting, or should it Be clear across the board?

Answer: Voting is done by majority of Directors, either at a meeting or via phone, 7 voting Directors must have 4 favorable votes to pass.

Orange markings on her property appear every summer when she comes home from vacation. Wants to know why her boundary is constantly being marked?

Answer: Board has no knowledge of any marking being done.

Marlene suggested fining homeowners if there grass is not mowed and their properties are not clean.

Marlene commented that she would get on the Board if an Alternate was needed to help the community.

Marlene questioned that if the flag on pole at front entrance was allowed, why we cannot sign a waiver of liability to get our Community Sign back up?

Answer: When options are worked out by lawyers, then the issue will be brought to the General Membership to vote which option should be accepted.

b. Jim Garr:

Questioned if Surveyor was employed and what were the findings concerning the matter of the Bus Stop and if this area was part of Track One.

Answer: No Surveyor was employed or needed. Track One was 18.2 acres, but Monroe County assessed 18.8 acres, including bus stop. Investors Abstract did the title search and deeds at a cost of \$200. RHL now owns the Bus Stop area and under Class 6 it is tax free.

8. Open to Floor: For Relative Questions/Remarks from Home Owners: (Continued)
(One Speaker at a time with a five (5) minute limit)

c. Hal Touni, Jr.:

Security and Trespassing:

Kids from Eldo Lake are coming into our Community. We need to look into the trespassers and clear them out. This should be under Quality of Life Ordinances.

Answer: Kids from Eldo Lake were friends of people within RHL.

d. Jim Garr:

Property Lines:

i. Bailey property lines at top of Arrow Lane are being blocked.

Answer: A letter is being sent to Mr. Bailey explaining the existence of the access road to the watershed adjoining his property is open to RHL Members.

ii. Fence at Geneviva's property is on Association property.

Answer: As Mr. Geneviva is seriously ill, this matter will be taken up in the future when/if property is vacated.

iii. House previously owned by Zoltan Tatar is partly on Association property.

Answer: A letter is being sent to new owners that the house must be either torn down or moved back away from RHL property.

iv. Are there deeds to Track One and Track Two (Lakes One and Two)?

Answer: Yes, they are both dated April 22, 1983 and are stored in the RHL office safe.

Steven Bermudez motioned to adjourn the meeting. Stephen LaBargo seconded the motion, all in favor. Motion passed.

Adjournment: The Meeting ended at 3:25 p.m.

Minutes Submitted By: Stephen LaBargo, Secretary

Robin Hood Lakes Lot Owners Association

Board of Directors Membership Meeting Minutes

December 20th, 2014

1. **Call to Order:**

Sal Addotta called to order the Membership Meeting of the Board of Directors of Robin Hood Lakes Lot Owners Association at 2:00 p.m. on Saturday, December 20th, 2014 in the Club House.

2. **Pledge of Allegiance** was led by Sal Addotta.

3. **Director's/Officers Present:**

| | |
|------------------------|--------------------------|
| Sal Addotta..... | Vice President/Treasurer |
| Stephen LaBargo..... | Secretary |
| Donald Burger | Director |
| Ruth Anne Joseph | Director |
| Stuart Scott..... | Director |

Absent:

| | |
|------------------------------------|--------------------|
| Bill Milburn.....(Excused)..... | President |
| Steven Bermudez.....(Excused)..... | Director |
| Lizbeth Blair.....(Excused)..... | Alternate Director |

Guests: None

Members in Attendance: Linda Addotta, Cheryl Berry, Hal Touni, Sr., Tom Hollins, Betsy Mullan, George Burgess, Klaus Pest, Jim Garr, Brigitta Howe, Betty Armitage

4. **Minutes of Previous Meeting:**

Ruth Anne Joseph made a motion to approve the Minutes of the September 6th, 2014 Meeting. Stuart Scott seconded the motion, all in favor. Motion passed.

5. **Treasurer's Report:**

Sal Addotta presented the Financial Statement Report during the period of January to November, 2014. Ruth Anne Joseph made a motion to accept the Report. Stuart Scott seconded the motion, all in favor. Motion passed.

6. **Old Business:**

Front Entrance Sign: Proposal has been presented and will be mailed out to RHL Membership for vote.

7. **New Business:** None at this time

8. **Open to Floor:** For Relative Questions/Remarks from Home Owners:

(One Speaker at a time with a five (5) minute limit)

Klaus Pest:

a. **Question:** Suggested that the snowplow person make roads clear enough for two cars to pass each other.

Answer: Plow contractor will be spoken to about this.

b. **Question:** Wanted to know what the burglary situation was at this time.

Answer: It has been quiet lately.

Jim Garr:

a. **Question:** Did the Board acquire any property in the month of September?

Answer: Robin Hood Lakes LOA has acquired the "Bus Stop" area and three lots on Lower Greenwood Drive were given as a donation.

b. **Question:** What is the square footage of the Bus Stop area?

Answer: 18.2 acres, but Monroe County assessed 18.8 acres, including the Bus Stop.

c. **Question:** Will Mountain Road (Arrow Lane) and the Watershed be made into a road for the fire trucks?

Answer: The Board will look into this matter.

George Burgess:

Question: The building partially on RHL's property at 9044 Sherwood Drive is just a shed.

Answer: A letter was sent to the owner to have the building (shed) moved or demolished. Another owner has made an offer to purchase the property with the intent of tearing down the shed that is on this property and on RHL'S property.

Ruth Anne Joseph: Took this opportunity to thank all who helped or came to the "Breakfast with Santa".

Stuart Scott motioned to adjourn the meeting. Stephen LaBargo seconded the motion, all in favor. Motion passed.

Adjournment: The Meeting ended at 2:25 p.m.

Minutes Submitted By: Stephen LaBargo, Secretary