

Pine Lakes Residential Community Inc.
2015 Annual Meeting

The annual meeting of the Pine Lakes Residential Community was held at the Pine Lakes Club House on January 25, 2015. The meeting was called to order by President Tom Seese. Minutes were recorded by Pat Toohey.

Members Present:

Trustees: Tom Seese, Louise Ullrich, Pat Toohey, Bill Kostka, John Konopka, Rob Dolan and Rich Miller. Twenty-two (22) residents, two (2) builders, one (1) Developer and (1) one Strongsville Councilman.

Tom Seese introduced each trustee before they gave their report.

Tom thanked Louise Ullrich for all she has done for many, many years for the Association and explained how beneficial it was to have Louise 's long tenure as a trustee.

Treasurers Report—Louise Ullrich

Financial Statement (refer to separate Financial Report)

Dues last increased in 2013. We have been able to totally replace the Lipovitz activity account. The small bridge at the pond needed to be replaced for safety reasons. Thank you to Joe Lipovits who removed the old bridge and debris at no cost to Pine Lakes Association.

Club House rental will be kept at \$125.00. Currently the Club House is self sustaining.

Maintenance—Bill Kostka

There were twenty-six (26) items repaired or replaced during 2014.

Work on a new bridge by the large pond will begin in April. at a cost of \$8250.

The tennis courts need to be attended to. A quote for repairing them is \$35,000 to \$40,000. We discussed their total removal at a cost estimated to be approx.

\$100,000-200,000. The board has discussed just repairing one (1) court and using the other court area for a child's playground and an adult exercise area. A quote of \$68,000 would include the equipment but not the remaining tennis court repair. If both courts were repaired both could be lined for a pickle ball court. Currently, the Association does not have the reserve funds available to proceed with a complete repair of the tennis courts. We will obtain quotes for less extensive repairs in the spring.

Tree Maintenance—Rob Dolan

Only trees on common property that are dead or pose a danger to a homeowner's property are removed. The cost of tree removal will continue to be a large expense to the Association due to Ash Bore disease and the many Ash trees in the common area. Tree

removal is done by a contractor. Removals are scheduled so contractor has an entire day of work. This helps reduce cost to the Association.

Landscaping—Tom Seese

The Association has 25 acres of grass cut weekly; much is detention basin property. There were 26 mowings in 2014 each at \$1,200.00. Fertilizer application was \$1,500.00. We only mulch every other year. The mulching cost for 2014 was \$7,000.00. There is also cleaning of detention basins which needs to be performed yearly in addition to a Spring and Fall clean ups. Our 3 year contract with Moscarino will expire this year and we will go out for bids on landscaping in 2015.

Ponds, Property Variance Requests—John Konopka

The only additions were for sheds and decks. The fountain in large pond gave out before end of summer 2014. We had Aqua-Doc remove it and store. We spent \$400-\$600 to have it repaired in 2013. The cost for new fountain would be approx. \$5,000 hopefully with a three year warranty. Decision needs to be made whether we should continue throwing money into the old fountain, year after year, or just replace it with a new one.

Community Activities—Pat Toohey

Easter Egg Hunt: There were over 80 children and parents in attendance both in 2013 and 2014. Pat Toohey will head the activity again this year.

Annual Garage Sale: No trustee will head this event. There are new “Garage Sale” signs available. We will need a volunteer resident to head this activity for 2015.

4th of July Parade: Cancelled due to lack of interest and street condition. The trustees will no longer take responsibility for organizing this event.

Adult Get-Together at Club House: We had one get-together in 2014. It was attended by over sixty (60) residents. Amy Kostka and Louise Ullrich organized the event. We need a few residents to come forward to continue to have these get-togethers in the future.

Election of Trustee(s)

One candidate David Reed expressed his interest in a trustee position.

Motion to elect Dave as a Pine Lakes Residential Community Trustee: Louise Ullrich

Seconded by : Pat Toohey

Motion passed

Strongsville City Council Representative—Mike Daymut

The State of Ohio has allocated five million dollars per year for turnpike noise, this money is divided between five (5) communities. Strongsville applied last year (2014) and received \$770,000. Strongsville started at West 130th and will head West to put up noise barriers. Many new eateries have expressed an interest in coming into Strongsville.

The old “Borders” building on Rt.82 will be a new location for a “Great Escape”. Strongsville has a new app which can alert residents with emergency notifications. To learn more go to Strongsville.org. The State of the City will be given by the Mayor on March 10, 2015. Residents can attend.

Pine Lakes Reserve—Scott Goldberg

A resident of the reserve requested a group separate meeting after the annual meeting, since issues reserve residents had only concerned the reserve.

Rosalee Development—Paul Lipovits

Paul Lipovits stated the new model is almost complete and will have regular “open house” hours. Paul is encouraged by increased interest in development and expects 2015 to be a good year with many new starts.

General Discussion—Tom Seese

Tom thanked Rich Miller for his year of service as a trustee.

Tom thanked John Konopka for his 3 year term as a trustee.

Motion to Adjourn: Ron Brown

Seconded by: Leonard Mascia

Meeting Adjourned.