

*Minutes*  
*J. Weir*

BEVERLYWOOD WEST RECREATION CLUB

MAR 10 1977

MINUTES OF MEETING  
February 21, 1977

CAC-MDR

BOARD RECREATION BOARD 1977

PRES.	D. Gross (presiding)	MEMBER	B. Weir
V.P.	S. Berlowitz	MEMBER	E. Fybel
TREAS.	D. Eldan	MEMBER	S. Shapiro
SEC.	J. Niedercorn		

MANAGEMENT CO. REP. Ray Reagan

The meeting was called to order on February 21, 1977, at 7:45 p.m. Present were Gross, Berlowitz, Eldan and Niedercorn. Weir, Fybel and Shapiro were absent. A motion was made, seconded and passed to approve the minutes of the January meeting. A letter of resignation was received from Brenda Weir. The Board appointed Anthony Gitt as her replacement.

Management Report

1. Last month the Board voted to increase the dues from \$28 to \$30 per month. Owing to lack of time, last month's bill was not increased. However, the billing at the end of this month will be \$32 to get us caught up. Thereafter, the billing will be at the rate of \$30 per month.
2. There has again been some turnover among the guards. The Board will contact the guard service and inform the owner that we need a relatively young aggressive and stable individual doing the guard work.
3. The water leak near the volleyball court has been fixed and the scar on the land will be reseeded.
4. Work on Lot 5 has been proceeding very slowly. CAC has informed Buzz that he should work faster on this job. The Board reiterates that we want this job done quickly.
5. The lock on the jacuzzi door has apparently been stolen again. CAC will look into what can be done to make a theft-proof replacement. It was moved, seconded and passed to authorize Ray to replace the lock if the total cost is less than \$50. — *good luck*
6. CAC has received a bid of \$1625 from Azure Pool to replaster the pools, \$767 for the plumbing work to repair the suction line from the skimmers to the

*J. Weir*  
*OK*

pool pump, and another \$150 to recement the deck, a total of \$2542. It was moved, seconded, and passed to authorize the plumbing work and the cement work only, under the condition that the cement be cut in a straight line with a saw, and be neatly replaced. Ray Reagan will talk to the pool man about the alleged need for replastering.

*J Ray*

Treasurer's Report

1. Several homeowners who have paid up their past dues have not paid the \$25 fees necessary to remove the liens on their property. As long as the \$25 fee is not paid, the lien remains in force.
2. It was moved, seconded, and passed to implement the following procedure in regard to owners of units who are in arrears on the dues.
  - a. Sixty days after the filing of the lien, a registered letter shall be sent to the owner or hand delivered stating that foreclosure proceedings will be instituted by the Rec Board within thirty days of the delivery of the letter.
  - b. Said procedure shall be instituted without further notice unless all arrears, Rec Board monthly fees and outstanding fines, be paid in full.
  - c. Furthermore, neither the homeowner involved nor his (her) family will be permitted to use any Rec Board facilities after the above mentioned letter has been delivered.
3. It was moved, seconded and passed that a letter of the type described above be sent as soon as possible to one of our homeowners who is far in arrears on his payments.

*Ray*  
 Who will send letter?  
 ?  
 C/A will  
 Not  
 So advise  
 Bob!  
 H  
 3/10

Insurance Committee Report

1. The question was raised as to whether the Rec Board's directors' and officers' personal liability policy also covers the phase boards. The insurance agent has agreed that they are covered and will send us a letter to that effect.
2. No further news has been received about the possible lowering of our deductible to \$500.

*Bob Little sent letter to Bob in last month or 2 that the \$1000 deductible cannot be lowered this year.*

Rules/Security Committee Report

1. It was moved, seconded and passed to continue the operation of the existing Rules and Judicial Committees during 1977.

2. The Board encourages the Judicial Committee to meet as soon as possible to handle the backlog of cases that has piled up.
3. The Board reiterates that the rules adopted by last year's Board will be fully and strictly enforced.
4. It was moved, seconded and passed to enforce all fire code rules applicable to the Recreation Building.
5. Also, the use of lights at night should be kept at a minimum to save energy.

Maintenance Committee Report

Wesley Trist has been appointed Chairman of the Maintenance Committee.

Social Activities Committee Report

None.

Old Business

It was moved, seconded and passed to authorize Dorothy Eldan to have the Roster typed and printed as long as the total cost does not exceed \$75.

*What about  
a set of  
labels?*

New Business

1. It was moved, seconded and passed to continue circulating the monthly minutes to all homeowners after they have been screened by the President.
2. Dorothy Eldan pointed out that all Rec Board and Phase Board members and the guard are authorized to sign for the removal of illegally parked cars.

*rules  
will  
do it.  
Use our  
No. 11343  
?*

Adjournment

The meeting was adjourned at 10:30 p.m.

Next Meeting

The next meeting of the Recreation Board will be held on Monday, March 21, 1977 at 7:30 p.m.

Announcements

If you have not already done so, please arrange to give roster information to Dorothy Eldan, Unit 19A or Cheryl Shapiro, Unit 5A.

For Sale:	Adding Machine	\$25	Call: 397-6249 (evenings)
	Roll-a-way Bed	\$30	
	Adjustable Dress Form	\$20	