**SAPPHIRE LAKES MASTER ASSOCIATION**

**Wednesday, October 18, 2023**

**10:00 AM – Pool 3**

**BOARD OF DIRECTORS MEETING**

1. **The meeting was called to order by President Bob Foster at 10:00 AM.**
2. **Those in attendance were:** Sharon Bonnet (Amber) Daria Murphy (Amethyst), Kit Ingeme (Diamond), Ken Grissoni (Emerald), Irwin LeShaw (Garnet), Paul French (Hematite), Bob Foster (Jade), John Azzinaro (Jasper), Mike Mears (Malachite), Linda Raftery (Opal), Connie Fullerton (Spinel- By Telephone Conference), Suzanne Chapin (Topaz), Charlie Lorenzo (Quartz), Marian Vella (Turquoise) Ken Werra (Tourmaline)

Suzanne Foster, Master Property Manager was also present. A quorum was established.

1. **Proof of Due Notice of Meeting –** Meeting was duly noticed.
2. **Disposing of Minutes for BOD Meeting –** May 8, 2023

***Irwin LeShaw moved to approve the minutes of May 8th, 2023. Second by Marian Vella. Carried unanimously 15-0.***

1. **Reports of Officers**
2. **Presidents Report**

**1. Welcome –** Bob welcomed everyone back.

**2. Security Issues –** Bobinformed everyone concerning the Gatehouse being struck by lightning. Some repairs have been made, hoping all the database is not lost. Having a back-up will be researched by Suzanne.

**-** Had complaints of outsiders using pool 3 during the summer months. Letters were sent to the households when a license plate number was given.

**-** Parties at pool 3 – they are to make a $50 security deposit and schedule the date and fill out the form with Suzanne. Copies of the forms will be posted at Pool 3.

**-** Cameras at the pools had been brought up in the past and had not been in favor of installing them.

**3. Pool Furniture –** will be discussed at the Budget Workshop.

1. **Treasurer’s Report – Mike**

**1. Update on Budget –** Mike gave an overview of this year’s budget. The new irrigation contract was covered. He also covered the areas of increases and changes with a total of $17,233.83 over budget.

1. **Manager’s Report – Suzanne Foster**
2. **Summer Projects Report –**All Robertos summer projects were covered as well as Hampton’s landscape report.
3. **Old Business -** none
4. **New Business**
5. **Opal Association Ant Issue Reimbursement –** Linda Raftery explained an ant infestation in one of Opal’s units, and Opal’s pest control company stated the ants were coming from the grounds, trees and bushes. Opal paid $300 for further treatment and asks the Master Association board to reimburse the expense.

***Linda Raftery moved the Master Board Association reimburse Opal for the $300 expense for the ant treatment. Second by John Azzinaro. Motion carried 9 yes – 6 no.***

1. **Replace and Repainting of Car Bumpers –** After much discussion it was noted that the car stops bumpers belong to each Association. Some associations have already paid for replacement. If an Association wishes to remove them, they can, as they are responsible for them.
2. ***Janitorial Proposals –*** Suzanne acquired proposals over the summer months. Ibis Cleaning will have 2 people on property for $1,100 twice/a week and $1,475 three times/a week starting December 1st, 2022. ***Charlie Lorenzo moved to approve the Ibis Cleaning Company at the rates quoted. Second by Sue Chapin. Carried unanimously 15-0.***
3. **Owners Comments**

* Weeds are a concern.

1. **Adjournment *- Being no further business to come before the meeting Marian Vella moved to adjourn. Second by Daria Murphy. Meeting was adjourned at 11:05 AM.***

**Next Meeting – Regular Meeting & Budget Approval – Nov 15th, 2023 – 10:00 AM Pool 3**

**Respectfully submitted by:**

**Suzanne Chapin, Secretary**