

**BARDMOOR NORTH PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
SEPTEMBER 11, 2014**

Meeting called to order at 7:02 PM by D Santoro.

Present - D Santoro - president , C Janecki - vice-president, M Friedman -treasurer, L Ramelb - secretary, J Dees - director.

Barrett Fell was introduced as new representative from Ameri-Tech.

Minutes from 6/5/14 were approved post change in next meeting date.

**PRESIDENTS REPORT** - A home on Meadowbrook has been reported as not being cared for. The complaint was referred to the home owner association for that area since BNPOA has no authority to intervene. Since there appears to be confusion regarding BNPOA's authority - J Dees recommended a mission statement regarding BPNOA duties be added to the next outgoing letter to members of the association. He also recommended research be done regarding what can be done to get homeowners to maintain their properties.

**TREASURER REPORT** - On budget to date with expenses. Need new budget for 2015. Next budget meeting to prepare new budget will be in December - date TBA.

**NEXT ANNUAL MEETING** - February 12, 2015 @ 1800

Motion - accept budget reports. So moved by C Janecki, seconded by L Ramelb. Approved unanimously.

**OLD BUSINESS** - Mulching at Bryan Dairy/Longwood entrance - awaiting third proposal.

**NEW BUSINESS** - Litigation update. One new and one waiting for reply. Second homeowner at meeting - has concerns regarding litigation. Barrett Fell from Ameri-Tech will meet with him further.

Document changes recommendations need to be mailed to owners for approval. Motion - made to send recommended amendment changes to owners by mail.

Motion - M Friedman so moved. J Dees seconded motion. Passed unanimously.

Cloisters is challenging fees for mulching per J Dees. Will meet separately to review this issue.

Complaint - rats seen at Bardmoor pl and Chase wall area.

Motion - have Willowtree trim back foliage in area. M Friedman so moved. L Ramelb seconded. Approved unanimously.

Next meeting of BNPOA - November 6, 2014 @ 7PM.

J Dees moved to adjourn. C Janecki seconded. Meeting adjourned.

Respectfully submitted,  
Linda Ramelb  
Recording secretary