

**Minutes of Crestwood Village Five
Executive Board Workshop
November 7, 2023**

OPEN SESSION:

I. Meeting called to order at 10:00 AM with Pledge of Allegiance.

II. In attendance were Trustees: Betsy Gordon, Karen Pedersen, Nancy Eldridge, Mary Ann Payne, Steve Carroll, Steve Berwanger, Robert Lamb and Cathleen Blackwood, Administrator; Guests: Greg Miele, All American Flooring and Marcus LeRiche, Stanley Contracting

III. Minutes: Steve B made a motion to approve the Minutes of Executive Workshop of October 31, 2023, Karen P seconded the motion, all approved.

IV. Greg Miele, All American Flooring presented information on the \$40K quote for commercial vinyl laminate flooring.

- A. The flooring is glued over the existing floor using leveler floor patches (Ardex) where the tiles are broken. They check for wax build up before gluing. Flooring is not tongue and groove and boards are glued next to one another.
- B. Warrantees: 25 years for material - 5 years workmanship.
- C. Material would take 4 - 6 weeks delivery and installation would take a week (5 - 6 days). The Company is in a buying co-op called Carpet 1 .
- D. Service issues would take 1 - 2 days.
- E. The durability for extensive use of tables and chairs set ups and utilization as a dance floor of the Vinyl Laminate came in question. Greg M will also provide a quote on Vinyl Composition Tiles (VCT), which may not look as modern but may be more durable.
Greg Miele departed the meeting at 10:30.

Discussion: Cathleen will also obtain quotes from J&L Flooring and Lowes for the VCT tiles.

V. Report of Officers:

A. President Report:

- 1. The Calendar for CV5 is complete (distributed to Trustees) and will be published in the Hilltopics.
- 2. Solar Panel Moratorium: Solar Panel installation is discussed in PL 2007, Ch 153. Robert L will review. Since the Association is no longer responsible for the roof if panels are installed, perhaps an insurance policy for the roof could be required to protect the resident if the panels cause damage to the roof.

B. Treasurer Report: The Treasurer responsibilities have been transferred to Steve Carroll. Financial report has not changed. The cost of the roofing and mini-split installation projects (currently recorded as an expenditure in the Operations fund) will be transferred as an expenditure to the Reserve Fund, thereby eliminating the deficit.

VI. Administrator Report:

- A. Manchester Township has confirmed that 2 residential homes are to be built across from the Clubhouse.
- B. Marcus LeRiche will arrive to discuss the Maintenance Contract issues as part of an annual review of all contracts.

VII. New Business:

- A. Mayor Arace has requested a Meet and Greet with the CV5 Residents on December 19th at 2:00 PM. Board agreed.
- B. Mary Ann P contacted CV6 President regarding the Stout's Bus Contract routes. CV6 is willing to coordinate. He will review his Stout contract. Cathleen will give Mary Ann P a copy of the CV5 contract for review.
- C. Cathleen discussed the Liability of showing movies, super bowl etc. in the Clubhouse. Robert L believes there should be no cost if we do not charge, but he will check it out. Steve B reported Swank Corp in St Louis charges \$300 per movie.