



**Fountain of the Sun Community Association (FOSCA)  
Board of Directors Meeting Minutes of September 18, 2017  
540 South 80th Street – Administration Building – Fireside Room**

**Call to order** – President Gibbens called the meeting to order at 1:30 PM.

**Roll call** - The following persons were present: President - Harry Gibbens, and Vice President - Jerry Favero and Treasurer Mike Powell – via conference call, Director - Francine Miller, Director - Mike Royce, and Director - Sheila Buchan, also present FOSCA Manager John Millar. Absent: Secretary – Dorothy O’Brien,

**Approve Agenda** – Agenda was approved.

**President’s Report** – President Gibbens

- Merger is still being worked on, community Forums on October 11<sup>th</sup> at 1:30 p.m. and the next on October 18<sup>th</sup> at 7:00 p.m. this will be highlighted in the Sun Times and Sun Times Express.

**Secretary’s Report** – Director Buchan requested a Motion to:

- Accept the minutes of July 10, 2017 FOSCA Board. Motion: Director Buchan, Second: Director Royse. Motion approved.

**Community Forum**

- Marilyn Block 78<sup>th</sup> Street – Stated that the efforts to maintain the community this summer are very noticeable and make her proud to be an FOS Resident.

**Treasurer’s Report** – Treasurer Powell gave his report which included the following from the Unaudited August 31, 2017 financial statements:

**YTD Operations Revenue and Expenses as of August 31, 2017**

\$ 786,442.53 Total Cash, in operations, reserve and capital accounts.

OPS Total Income of \$ 1,111,424 vs. budgeted of \$ 1,044,314 - revenues are \$ 67,110 better than budgeted.

OPS Total Expenses of \$959,148 vs. budgeted of \$ 1,054,501 expenses are \$ 95,353 under budget.

The bottom line as of August 31, 2017 there is a net income (before depreciation) of \$ 152,276 in the operations fund.

**YTD Reserve Fund Revenue and Expenses as of August 31, 2017**

*Reserve income of \$ 219,650 vs. budgeted of \$ 157,867 reserve income was \$ 61,783 better than budgeted. Actual expenses YTD were \$180,580 vs. budgeted of \$ 157,367. We are under budget by \$23,212.* Motion to accept: Director Favero, Second: Director Buchan. Motion approved.

**Committee Reports**

**Bingo** – Erv Stoll remarked that Bingo planning was progressing with 12 new volunteers and the first games scheduled for October 10<sup>th</sup>.

**Security Committee** – Board liaison, Mike Royse noted the next meeting is October 5<sup>th</sup> they will be reviewing applications to the committee and will make recommendations to the Board at the October meeting.



**G4S – FOS Security – Captain Gary Tabanico, OIC** – Noted that Officer Christine Hahn has left her position to relocate to Michigan. He then noted that recent reports of 4 break-ins were further investigated to show that while reported in this fashion none had been found to have been burglaries they were either misunderstandings or weather related. He then advised residents to be cautious when driving inside and outside the community.

**Activity Team** – Virgil Schatz reported the committee met September 5<sup>th</sup> and will meet again on October 3<sup>rd</sup> at 9 a.m..

**Election Team** – President Gibbens reported that Election chair Virgil Schatz and his wife Mary have resigned from the Election Committee and requested than anyone interested in serving on the committee contact either the manager, or a board member.

**Activity Director's Report** – Heather was unavailable – John Millar read her report, notably welcoming new Assistant Activity Director Cheri Brown.

**Marketing Committee/Sun Times** - Ruth Wilson was unavailable.

**Long Range Planning** – Sheila Buchan had no report the next meeting will be November 1<sup>st</sup> at 9 AM.

**Finance** – Director Powell read the minutes of the Committee meeting on September 12<sup>th</sup>, stating that the 8-31-2017 financials were reviewed. He noted that the committee recommends the 2018 Budget for approval including an assessment increase of 9.97% and an increase in the impact fee. He also reported the committee's position on the motions in favor of motions 1,

**Infrastructure and Maintenance Committee** – Director Royle reported the committee met on August 3<sup>rd</sup> reviewed the pool deck repairs, the motion to hire Henderson Engineering to conduct a survey and provide construction drawings for 80<sup>th</sup> Street improvements.

**Managers' Report** – Manager Millar reported on the status of the current project going on in the community.

#### **Correspondence**

- None

#### **Old Business**

- **Motion 1: Purchase of Property Management Software** – Move to take the motion from the table by Director Miller, Second by Director Royle, this was approved 5-1. Consideration of the main motion to Approve the purchase of Property Management Software at an estimated 1st year cost of \$19,812 + \$3,962 + tax \$1,594 = \$25,368 annual maintenance fee thereafter of \$3,962. By Director Miller, second by Director Royle the motion failed 1 in favor, 4 against. President Gibbens did not vote.

#### **New Business**

- **Motion #2 Approve the purchase and installation of tables for the fountain area an estimated cost of \$8,641.37 using Bingo account funds.** Motion by Director Royle, Second by Director Miller, after discussion and comments from the board and audience the motion failed to pass 0 in favor 5 against. President Gibbens did not vote.



- **Motion # 3 Approve the purchase and installation of a mural for the wall of the pool area at an estimated cost of \$8,448 using Bingo account funds.** Motion by Director Royse; Second by Director Buchan, After discussion and audience comments President Gibbens requested a roll call vote Jerry Favero – aye, Mike Powell - aye, Mike Royse – nay, Francine Miller – nay Sheila Buchan aye the motion passed by a vote of 3 -2. President Gibbens did not vote.
- **Motion # 4 Approve contracting with Henderson Engineering Group (HEG) in an amount not to exceed \$10,750 for the survey and design services for plans for the addition of a right hand turn lane and other improvements to the 80th Street entrance. This is an Operations Fund expense.** Motion by Director Royse, Second by Director Buchan, after discussion and audience comments a motion to table was requested by Director Favero and seconded by Director Powell the motion to table passed 4-1. President Gibbens did not vote.
- **Motion # 5 Approve the resolution calling for a special meeting of the membership of Fountain of the Sun Community Association on November 8, 2017 for the purpose of voting on amendments to the Articles of Incorporation and the Bylaws:**

**BOARD RESOLUTION**

*Relating to calling a Special Meeting of the Membership on November 8, 2017*

*WHEREAS, the Board of Directors of Fountain of the Sun Community Association (FOSCA) is empowered to govern the affairs of the community association pursuant to Article IV of the Bylaws...*

*And WHEREAS, the FOSCA members approved the plan of merger of FOSCA into FOSHA which upon completion and amendment to the governing documents of both associations, FOSCA will be dissolved and FOSHA will assume its responsibilities under the 1983 Agreement regarding the maintenance of common facilities.*

*And WHEREAS, upon dissolution of FOSCA and the transfer of all assets, authority and obligations of FOSCA as detailed in the 1983 Agreement to Fountain of the Sun Homeowners Association (the "Association"). FOSHA would manage the transferred assets, authority and obligations under the Amended and Restated Bylaws and amended Articles of Incorporation of Fountain of the Sun Homeowners Association.*

*And WHEREAS, the Association Articles of Incorporation Article IX, and Article X. requires the approval by the membership to amend the Articles of Incorporation and Bylaws respectively...*

*NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby: Call a Special Meeting of the Membership of Fountain of the Sun Community Association on November 8, 2017 at 7 p.m. in the Association Activity Center at 560 South 80th Street to amend the Articles of Incorporation and Bylaws of FOSCA.*

*Motion by Director Buchan, Second by Director Royse, President Gibbens requested a roll call vote, Director Buchan – aye, Director Favero – aye, Director Miller – nay, Director Powell – aye, Director Royse – aye, the motion was approved, 4 in favor and 1 against. President Gibbens did not vote.*

- **Motion 6 Authorize application for Special Event Liquor License for January 24, 2018; February 5, 2018; February 28, 2018; and March 28, 2018. Special Event Insurance Policy, including liquor liability, will also be purchased.** Motion by Director Royse, Second by Director Buchan, the motion passed 5 in favor 0 against. President Gibbens did not vote.
- **Motion 7 Approve the 2018 FOSCA annual assessment at the rate to \$640 per unit, this is a 9.97% increase in the assessment rate from 2017.** Motion by Director Buchan, Second by Director Miller, the motion passed 4 in favor 1 against. President Gibbens did not vote.



- **Motion 8** Approve FOSCA Operations, Reserve and Capital Budgets for fiscal year 2018. A motion to table was requested by Director Royse and seconded by Director Miller Directors Gibbens, Miller and Royse voted to table until after a workshop could be held with the board and the finance committee, Directors Buchan and Powel vote not to table, the motion to table passed, 3 in favor 2 against. Note: The connection with Director Favero was lost; his vote is not reflected here.
- **Motion 9** Increase the Impact Fee \$25.00 effective January 1, 2018 from the current rate of \$1275.00 to \$1300.00 Motion by Director Buchan, Second by Director Miller, the motion passed 4 in favor 1 against. Note: The connection with Director Favero was lost; his vote is not reflected here.

Motion to adjourn at 2:40 p.m., by Director Royse, Second Director Buchan, Approved by a unanimous vote.

Attested to by Sheila Buchan, FOSCA Director