

PDPOA BOARD OF DIRECTORS
REGULAR MEETING
August 16, 2018
2:00 PM| Conference Rooms A&B

Board Members Present:	Mike Vaughn, Chair	Bill Caywood
	Brian Fahey, Vice Chair	Ben Kinnas, Treasurer
	Koji Shimada, Secretary	Elizabeth Belenchia
	Bill Watkins	Gayle Cleaveland
	Mark O'Neil	Doug Luba (<i>via phone</i>)

Board Members Absent:

Ex-officio:	Kiley Fusco	<i>Director of Community Services</i>
	Kate Nolan	<i>Recording Secretary</i>
	Jim Griner	<i>Chief of Security</i>
	Matthew Nemes	<i>Controller</i>
	Ben Brown	<i>Principal Planner</i>
	Sydney Wan	<i>Director of Facilities Maintenance</i>

Chairman Michael Vaughn called the meeting to order at 2:00 p.m.

Approval of Minutes: Chairman Michael Vaughn called for a motion to approve the June 2018 minutes as submitted. Bill Caywood made the motion; it was seconded by Gayle Cleaveland and passed unanimously. (10-0-0)

Andrew Schumacher presented the CEO's Report. (*attached*)

Ben Brown presented the Capital Program Update & Facilities Report. (*attached*)

Jim Griner gave a verbal report on the Security and Pass Office departments.

Joanne Dugle gave a verbal report on the history of the ARB, its authority and responsibilities, property line setbacks, new challenges, and current activity.

Mark O'Neil gave a verbal report on Nominating Committee activity.

Bill Watkins gave a verbal report on Greenwood Communities & Resorts' activity.

Old Business: Bill Caywood presented the Ad Hoc Committee on Pool Fencing charter.

New Business: None

Matt Nemes, Controller, gave a verbal presentation of the monthly financial statements.

Ben Kinnas presented the Finance Committee Report and gave a verbal report from the Ad Hoc Revenue Adjustment and Realignment Committee and Finance Committee. He then brought forth the following motion from the Finance Committee; it was followed by a discussion.

"The PDPOA Finance Committee approved the Ad Hoc Revenue Adjustment and Realignment Committee memo as presented and recommends that the PDPOA Board of Directors approve the same memo as presented becoming effective May 1, 2019."

A discussion followed. Ben Kinnas then moved to table the original motion, and Mark O'Neil seconded.

Bill Watkins moved to amend the original motion to state:

“The PDPOA Finance Committee approved the Ad Hoc Revenue Adjustment and Realignment Committee memo as presented and recommends that the PDPOA Board of Directors approve the same memo with two changes: the fee increase becoming effective September 1, 2019 and eliminating the 1-2 day visitor pass fee altogether.”

The amended motion was seconded by Elizabeth Belenchia and followed by a vote. The amended motion passed. (8-2-0)

Mike Vaughn called for a motion to adjourn the meeting. Bill Watkins made a motion that was seconded by Elizabeth Belenchia and passed unanimously. (10-0-0)

Adjournment: 3:54 p.m.

The meeting was followed by member comments.