

PARK WEST COMMUNITY ASSOCIATION
Special Board of Directors Meeting
Monday August 8, 2016

Location: Kings Park Library, 9000 Burke Lake Road.

Directors Present: Mark Griffin, Art Gile, T.J. Hanton, Rich Juchnewicz, Steve Lubore, Joan Murphy, Matt Strain, and Joe Underwood.

Directors Absent: Masha Stoyanova.

The Special meeting of the Park West Community Association Board of Directors was called to order at 7:04 p.m. by the Board President, Mark Griffin with a quorum present.

President's Report: The purpose of this special meeting of Directors was to discuss the pavement rehabilitation and infrastructure improvement project. The goal was to ensure that the Directors are on the same page as to where we are and what we are trying to do in regards to the overall project. The Directors have had the opportunity to review the bids from three contractors; the Engineering and Technical Consultants, Inc. (ETC) bid summary and recommendations; and the additional items required to complete the project.

Executive Session: The Board went into Executive Session at 7:10 PM.

In the Executive Session the Board reviewed each bid for the pavement rehabilitation project, the recommendations from ETC, and the additional work required from the PWCA to support the project. The Board discussed in detail items associated with the project, the cost, and prioritized the list of additional work required to support the project.

Itemization of the additional work needed to support project completion was prioritized into three categories: Must Do, Should Do, and Could Do. Itemization document was provided in the board packet.

The cost of the project was discussed in detail. We have the finances to complete phase 1 with the additional support actions as approved by the Board. The cost of phase 2 & 3 may require alternative financing or owner approval to deplete all Reserve funds.

Executive Session Adjourned: The Executive Session was adjourned at 8:10 P.M.

Regular Session: The Board returned to the regular session at 8:11 P.M.

In the Executive session, **Steve motioned that we eliminate the items listed as "could do". T. J. seconded the motion and the Board agreed unanimously.**

Joe motioned that we do all the mailbox extensions and defer consideration of the wooden fence until we further investigate the cost and the extent of the project. Steve seconded the motion and the Board agreed unanimously.

T.J. motioned that we approve the “must do” items, but the tree removal not to exceed \$3,500. Rich seconded the motion. The Board agreed unanimously.

Steve motioned that we accept the contract with Pro-Pave Inc. not to exceed \$535,000 for the paving rehabilitation project including the sidewalks and footbridge. Matt seconded the motion.

The Board discussed the motion. Topics discussed included the other support actions, the cost associated with the other support actions, potential movement of phase 2 from 2017 to 2016, and parking. Before signing the contract the Board asked that the timeline be verified to ensure that Phase 1 can be done this year and Phases 2 & 3 next year.

The above motion passed unanimously.

Joe recommended a meeting of the members to discuss phase 1 and another meeting to discuss the financing for phase 2 & 3. Mark suggested that we discuss phase 1 at the regular August Board meeting that is open to the membership. Rich added that phase 1 should be on the agenda for both the August and September meetings.

At 8:35 p.m., Joe motioned to adjourn the Board meeting, T.J. seconded and the motion passed unanimously.