

**Deerwood Place Master Association, Inc.**  
c/o Madison Property Management Solutions, Inc.  
7643 Gate Parkway, Ste. 104 PMB 188  
Jacksonville, FL 32256  
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## **Board of Directors Meeting**

January 28, 2014

Meeting was called to order at 7:00 by Sally Feidman.

Quorum was established with Alan Downie, Sally Feidman, Jim Gensch, Tony Esposito, and Jim McMurry. Ed Boatright and Stanton Cadow were absent.

Also present were Kim Balaskiewicz and Cassandra Bryan from Madison Property Management Solutions.

### **Approval of Minutes:**

- The minutes from the December 10, 2013 Board Meeting were presented for approval.

**Tony Esposito moved to approve the minutes of December 10, 2013, seconded by Jim Gensch. The motion passed.**

### **Rhino Shields Presentation:**

- Rick and Bob from Rhino Shield came to present their product for Deerwood Place. Rhino has a 25 year warranty, an R-Value of 6.5, it would be a ceramic coating that would remain flexible, and is 79% solid. If all buildings use Rhino Shields for their buildings they will throw the clubhouse in for the cost of the lifts.

### **Review Projects:**

- Addition of a Maintenance Supervisor – Alan Downie reported that after extensive search and numerous interviews, an offer is being made to a maintenance supervisor.

### **Old Business:**

- The Fire suppression contracts for the 6 associations are due for renewal in September. Three bids were included in the Board packet. Jim Gensch would like for building 100 to engage Cintas.

**Alan Downie moved for each Association President to recommend Cintas and have their Association Boards vote on the new contract at their next meetings. Jim McMurry Seconded the motion. Motion passed.**

### **New Business:**

- Clubhouse painting bids- Rhino will paint the inside and outside of the clubhouse for \$7500, if they are only doing the clubhouse. Sally reported that February 5 is the date to present any pending warranty details, and that painting the buildings needs to wait for resolve. The clubhouse would be a good place to test a vendor. Sally would like to take the three painting bids and Rhino to the engineer for his opinion.

**Tony Esposito moved to table the discussion of painting the clubhouse. Motion passed.**

**Financial Report:**

December 31, 2013 financials were issued in draft form and presented by Kim Balaskiewicz:

- Total Operating cash: \$114,386
- Net A/R: \$8,745
- Total cash: \$252,501

**Jim Gensch moved, and seconded by Alan Downie, to approve the financial report. Motion passed unanimously.**

**Jim Gensch moved, and seconded by Sally Feidman to adjourn at 8:15. Motion passed unanimously.**

**CB/kb**