

**MINUTES OF AN ACTION WITHOUT A MEETING  
MUTUAL 19B – CONDOMINIUM OF ROSSMOOR, INC.  
BOARD OF DIRECTORS  
JANUARY 12, 2016**

The undersigned being all of the Directors of the Council of Unit Owners of Mutual 19B – Condominium of Rossmoor, Inc., hereby consent, pursuant to Section 14 of Article V of the Bylaws of the Corporation, as follows:

- 1) All actions taken herein are taken by written consent by the Board of Directors of the Corporation without a meeting as authorized by the provisions of Article V, Section 14 of the Bylaws duly adopted by the Corporation.
- 2) The following Resolutions are hereby adopted:

The Board agreed –

To approve the ABM (Application for Building Modification) submitted by Thomas Flaherty, #88-2C, for installation of the following: two toilets, two shower valves and fixtures, hot water heater, the main shut-off valve and kitchen faucet; and, to repair the temperature control at master bath/shower handle. (ABM application first approved by PPD. *(Contractor's plumbing registration and certificate of insurance attached to ABM.)*)

Resolution #92, 1/12/16

To approve the opening of a new money market account for purpose of making monthly Reserve transfers.

Resolution #93, 1/12/16

To authorize Leisure World Accounting to process payment of invoices after December 31, 2015 from work completed in 2015 from the 2015 budgeted funds.

Resolution #94, 1/12/16

The Board further agreed –

To approve payment of the following invoices:

\$2,173.64 to LWMC for repair of ceiling damage at #94-1K related to uneven settling of the building; LWMC Invoice #71726.

Resolution #95, 1/12/16

\$2,250.00 to LWMC for installation of valve in Bldg. #94 trash room; Invoice #71829.

Resolution #96, 1/12/16

\$2,140.00 to McFall & Berry for landscaping work (as specified in Proposal #15536); Invoice #181886.

Resolution #97, 1/12/16

\$5,185.00 to Dynalectric for annual fire alarm testing; Invoice #TM63017.

Resolution #98, 1/12/16

To approve payment of \$729.00 to LWMC for water clean-up in #93-1E caused by leak from wax ring on master bath toilet in #93-2E; LWMC Insurance Claim Invoice.

Resolution #99, 1/12/16

To request reimbursement of \$729.00 from #93-2E (Lassie) for water clean-up in #93-1E caused by leak from wax ring on master bath toilet in #93-2E.

Resolution #100, 1/12/16

To approve payment of \$440.51 to LWMC for water clean-up and drywall repairs in #92-1C caused by leak from wax ring on toilet in #92-2C; LWMC Insurance Claim Invoice.

Resolution #101, 1/12/16

To request reimbursement of \$440.51 from #92-2C (Dougherty) for water clean-up and drywall repairs in #92-1C caused by leak from wax ring on toilet in #92-2C.

Resolution #102, 1/12/16

To approve payment of \$365.04 to LWMC for water clean-up in #92-1A caused by air conditioning condensate line clogged and overflowing; LWMC Insurance Claim Invoice.

Resolution #103, 1/12/16

To request reimbursement of \$365.04 for water clean-up in #92-1A (Damsky) caused by air conditioning condensate line clogged and overflowing.

Resolution #104, 1/12/16

To approve payment of \$5,000 to LWMC for water clean-up and repairs due to damage caused by leaking valve to the dishwasher in #93-1F (Manning); LWMC Insurance Claim Invoice.

Resolution #105, 1/12/16

To request reimbursement of \$5,000 for water clean-up and repairs due to damage caused by leaking valve to the dishwasher in #93-1F (Manning).

Resolution #106, 1/12/16

To approve payment of \$532.08 to LWMC for water clean-up and drywall repairs in bathroom of #90-2A (*water was entering through bathroom ceiling vent; but, no determination could be made regarding the source of the water leak*).

Resolution #107, 1/12/16

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Janet Lazar, President

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Larry Damsky, Vice President

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Virginia Austin, Secretary

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John Dunn, Treasurer

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Sandra Broadhurst, Director

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Rita Mastrorocco, Director

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John Gervais, Director