COUNCIL OF UNIT OWNERS OF MUTUAL 19B - CONDOMINIUM OF ROSSMOOR, INC. WEDNESDAY, March 31, 2021 – 1:00 P.M. VIA ZOOM

AGENDA

Members will have an opportunity to comment on agenda items on which an action will be taken with a five-minute Unit Owner and Residents Open Forum Session

		Page No.
1.	Call to Order	
2.	Approval of the Agenda	
3.	General Manager's Report (Attachment)	1
4.	Approval of Minutes - February 24, 2021 Board Meeting Minutes (Attachment)	3-6
5.	Unit Owners and Residents Open Forum	
6.	Treasurer's Report (Attachment)	7-8
	a. Approval of Invoices (Attachment)	9
7.	Unfinished Business –	
	a. Surveillance Cameras – Update	
	b. Bylaw Amendments – Update	
8.	New Business –	
	a. Dynaletric Fire Life Safety Proposal (Attachment)	11-12
	b. Schindler Elevator Proposal – 15210 Elkridge Way Fire (Attachment)	13-15
	c. ABM #93-3K (Attachment)	17-21
	d. Position of Board Regarding Condo Fees for Building #91 (Attachment)	23
9.	Correspondence	
10.	Leisure World Board of Directors and Advisory Committee Reports	
11.	Building Representatives	
12.	Next Regular Board Meeting – Wednesday, April 28, 2021 – 1:00 P.M.	
13.	Adjournment	

REGULAR MEETING – BOARD OF DIRECTORS COUNCIL OF UNIT OWNERS OF MUTUAL 19-B CONDOMINIUM OF ROSSMOOR, INC. ZOOM CONFERENCE – 1:00 P.M. WEDNESDAY, FEBRUARY 24, 2021

Res. #61 - #72

A regular meeting of the Board of Directors of the Council of Unit Owners of Mutual 19-B – Condominium of Rossmoor, Inc., was held via Zoom conference call on Wednesday, February 24, 2021 at 1:00 p.m.

Directors Present:

Jack Dunn, President; Mike Benefiel, Vice President; John Gervais, Treasurer; Rita Mastrorocco, Secretary; John Barr, Director; Regina Goldsborough, Director; Clayton Lewis, Director.

Management:

Crystal Castillo, Asst. General Manager of Trust Services;

Jennifer Quinteros, Administrative Coordinator-Mutual Services

- 1. <u>Call to Order</u> Mr. Dunn called the meeting to order at 1:00 p.m.
- 2. Approval of the Agenda The agenda was approved as presented.
- 3. <u>General Manager's Report</u> Ms. Castillo presented the February 2021 General Manager's report. All questions and comments were responded to by Ms. Castillo.
- 4. Approval of Minutes
 - a. <u>January 27, 2021 Regular Board Meeting Minutes</u> The January 27, 2021 regular Board meeting minutes were approved as distributed for the Board's review.
 - b. <u>January 27, 2021 Executive Session Minutes</u> The January 27, 2021 Executive Session Minutes were approved as distributed for the Board's review.
- 5. <u>Unit Owner's and Resident's Open Forum</u> All questions and comments were addressed by the Mutual 19B Board of Directors.
- 6. <u>Treasurer's Report</u> Mr. Gervais presented the treasurer's report as distributed for the Board's review.

a. <u>Invoices</u> – Upon motion duly made, the Board agreed,

To approve payment of the following invoice(s):

\$1,420.00	Gross Mendelsohn Invoice #382704 – Progress billing in connection
	with audit of the financial statements and related tax return
	preparation for the year ended December 31, 2020. 2/12/2021
es P	Resolution #61, 2/24/2021
\$1,385.50	Advantage Green Solutions Invoice #48522 – Remove and replace any
Cloude No for Section 2	missing asphalt shingles – all buildings except #91. Labor, additional
	time/ service call – rate per 2 man crew. 2/23/2021
	Resolution #62, 2/24/2021

b. <u>Insurance Claims</u> – Upon motion duly made, the Board agreed,

To approve payment of the following insurance claim:

\$2,497.93	Sink drain was covered and water overflowed. A&A Restoration-Water
- A WING I	damage clean up. (15311 Beaverbrook Ct.) 2/4/2021
	Resolution #63, 2/24/2021

Upon motion duly made, the Board agreed,

To request reimbursement from the unit owner (Gallos) at 15311 Beaverbrook Ct. #90-3D, in the amount of \$2,497.93, for the service of water damage clean up from A&A Restorations, due to the sink drain being covered and water overflowing. Date of Occurrence: 1/4/2021

Resolution #64, 2/24/2021

c. <u>CD Reinvestment Resolution</u> – Upon motion duly made, the Board agreed,

To authorize the Leisure World Accounting Staff to invest the entire proceeds of the Sandy Spring Bank CD (\$155,040.00) that matures on March 13, 2021 plus any interest earned at the best available rate for a 12-month term.

Resolution #65, 2/24/2021

d. <u>Treasurer's Resolutions</u> – Upon motion duly made, the Board agreed,

To direct LW Accounting to remove all past, present and future late charges for assessments associated with Bldg. #91 from November 28, 2020 until further notice.

Resolution #66, 2/24/2021

To direct LW Accounting and LW Mutual Assistants to not send Delinquent Notices to members of Bldg. #91 until further notice.

Resolution #67, 2/24/2021

To direct LW Accounting to remove from Delinquency Report the \$200 legal fee for sending a Cease-and-Desist Letter to Barbara Cohn, Unit #88-2J.

Resolution #68, 2/24/2021

7. <u>Unfinished Business</u> –

- a. <u>Surveillance Camera Update</u> Mr. Dunn arranged for a company to provide an estimate for camera's to be installed on all three floors in the buildings.
- b. Floormax Elevator Carpet Proposal Upon motion duly made, the Board agreed,

To approve the Floormax proposal and to approve payment in the amount of \$750.00, to install Pergo floor in building #89.

Resolution #69, 2/24/2021

- c. <u>Trash Room Doors Buildings #88-#90</u> Mr. Gervais will follow up with the work order to PPD to evaluate and replace the trash room doors at buildings #88-#90.
- d. <u>Bylaw Amendments</u> Mr. Gervais emailed the proposed amendments to the Board for their review.

8. New Business -

a. McFall & Berry Proposal – Upon motion duly made, the Board agreed,

To approve the McFall & Berry proposal #L20413MA and to approve payment in the amount of \$8,252.00 for the Preen and Fiesta applications and for treating the front lawns of the buildings.

Resolution #70, 2/24/2021

Upon motion duly made, the Board agreed,

To approve the McFall & Berry proposal # L20514MA and to approve payment in the amount of \$1,960.00 for the wildflower field behind Bldg. #89.

Resolution #71, 2/24/2021

- b. <u>Gutter Cleaning Mr. Gervais</u> Mr. Gervais reported that the gutter cleaning project is currently in progress.
- c. <u>LED Bulb Project Report</u> Mr. Gervais reported that the quantity of bulbs ordered was too low to be honored by Pepco.
- d. ABM #88-3C Upon motion duly made, the Board agreed,

To approve the application from building modification request from the unit owner at 15300 Beaverbrook Ct. #3C (Weber), to replace the windows in the bedrooms and kitchen. All work is to be completed by Thompson Creek as stated in the application.

Resolution #72, 2/24/2021

- 9. Correspondence
 - a. <u>Samara Condo Fee Bldg. #91-3G</u> Item discussed and addressed per <u>resolution</u> #66-#67, 2/24/2021.
 - b. <u>Fisher Condo Fee Deferment Bldg. #91</u> Item discussed and addressed per resolution #66-#67, 2/24/2021.
- 10. <u>Leisure World Board of Directors and Advisory Committee Reports</u> All reports were presented by the Mutual representatives.
- 11. <u>Building Representatives</u> Mr. Dunn will create a mailing list for the displaced residents of building #91, for the purpose of providing updates of the building fire.
- 12. Adjournment The meeting adjourned at 2:53 p.m.

Rita Mastrorocco, Secretary

Mutual 19B - March 31, 2021 - Regular Monthly Meeting (Zoom)

Treasurer's Report

Balance Forward - 2/1/21	\$ 110,399.6	57
Total Receipts - February	118,077.1	8
Total Disbursements - February	(138,558.6	66)
Balance - 2/28/21	\$ 89,918.	-
Net Operating Expenses		
Year To Date - 2/28/21	\$ 11,437	Over Budget
Month of February - 2021	\$ 12,007	Over Budget
Cash Investments	2 <u>/28/21</u>	1/1/21
Replacement Reserve	\$1,723,834.46	\$1,691,183
Maintenance Reserve	211,343.71	202,073
Insurance Deductible Reserve	23,534.20	22,691
Other	149.804.068	170.941

Delinquent Report (as of March 16, 2021)

Total

11 accounts (not from Bldg. #91) have charges of \$11,021.93 (\$7,497.93 of the \$11,021.93 are for two insurance damage claims) (\$2,880 of the \$11,021.93 are current charges from 7 accounts) (\$644 of the \$11,021.93 are from 3 accounts with fees over 30 days old) There are 9 accounts from Bldg. #91 totaling \$9,703.00.
1 account (Bldg. #89) has fee charges of \$11,791.00 - from 10/1/19 1 account (Bldg. #92) has lien/lawyer fees due of \$829.00 from 3/31/20 1 account (Bldg. #93) owes fees of \$14,099.00 starting from 12/1/18 Total Delinquent = \$47,443.93

\$2,108,516.45

\$2,086,888

Reserve Expenditures - Y7	TD 2	2/28/21	To Reserves YTD 2/28/21
Replacement Reserve	\$	1,386	
Maintenance Reserve		2,188	
Insurance/Legal		0	
Total	\$	3,574	\$46,339

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M19B COUNCIL OF UNIT OWNERS MUTUAL #19B Mutual Revenue And Expense Statement 02/28/2021

> 3701 Rossmoor Blvd. Silver Spring MD 20906

VARIANCE		0	(3,098)	3 574	411	1,022				780	780 780	780 166 (94)	780 166 (94) 30	780 166 (94) 30 (200)	780 780 166 (94) 30 (200) 826	780 166 (94) 30 (200) 826 (191)	780 166 (94) 30 (200) 826 (191)	780 166 (94) 30 (200) 826 (191)	780 166 (94) 30 (200) 826 (191) 1,318	780 166 (94) 30 (200) 826 (191) 1,318	780 166 (94) 30 (200) 826 (191) 1,318 6,666 (347)	780 166 (94) 30 (200) 826 (191) 1,318 6,666 (347) (935)	780 166 (94) 30 (200) 826 (191) 1,318 6,666 (347) (935)	780 166 (94) 30 (200) 826 (191) 1,318 6,666 (347) (935) 222 286	780 166 (94) 30 (200) 826 (191) 1,318 6,666 (347) (935) 222 286 666	780 166 (94) 30 (200) 826 (191) 1,318 6,666 (347) (935) 222 282 286 666 (444)	166 (94) 30 (200) 826 (191) 1,318 6,666 (347) (935) 222 286 666 (444)	166 (94) 30 (200) 826 (191) 1,318 6,666 (347) (935) 222 286 644 (444) 66	780 166 (94) 30 (200) 826 (191) 1,318 (347) (935) 222 286 666 (444) 66	166 (94) 30 (200) 826 (191) 1,318 6,666 (347) (935) 222 286 666 (444) 66 960 2,334 12	780 166 (94) 30 (200) 826 (191) 1,318 1,318 (935) 222 286 666 (444) 666 (444) 66 960 2,334 12	780 166 (94) 30 (200) 826 (191) 1,318 1,318 (935) 222 286 666 (444) 666 960 2,334 12	780 166 (94) 30 (200) 826 (191) 1,318 6,666 (347) (935) 222 282 286 666 (444) 66 960 2,334 12	780 166 (94) 30 (200) 826 (191) 1,318 1,318 (347) (935) 222 286 666 (444) 66 960 2,334 12	780 166 (94) 30 (200) 826 (191) 1,318 6,666 (347) (935) 222 282 286 666 (444) 66 960 2,334 12 9,486	780 166 (94) 30 (200) 826 (191) 1,318 1,318 (347) (935) 222 286 (644) 666 (444) 666 (2,334 12 9,486 (298) (1,565)
BUDGET		238,566	0,408	0 0	(46,750)	198,284		176	2,200	166	8,842	550	0	1,866	334	14 134			999'9	3,258	334	222	584	999	200	99	096	2,334	374	15,964			0	9,360	9,360 (298)	9,360 (298) 41,080
YTD ACTUAL		238,566	3,370	3 574	(46,339)	199,306		175	1,420	0	8,936	520	200	1,040	525	12 816	2001		0	3,605	1,269	0	298	0	944	0	0	0	362	6,478				12,014	12,014	12,014 0 42,645
	INCOME	Assessments	Interest income	Transfers From Funded Resente	Transfers To Funded Reserves	TOTAL INCOME	ADMINISTRATIVE EXPENSES	Common Ownership Fee	Audit	Income Taxes	01 Insurance Property	03 Insurance Fidelity	02 Legal Lien Filings	Property Mgmt Services	Interpreter	TOTAL ADMINISTRATIVE EXPENSES		BUILDING EXPENSES	06 General Maintenance	01 Elevator Contract	02 Elevator Overtime	03 Elevator Inspections	Pest Control	05 Sprinkler Contract	06 Repair Sprinkler,F/A	07 Fire Marshll, Permit	10 F/A Inspections	02 Grounds Landscaping	Telephone	TOTAL BUILDING EXPENSES			UTILITY EXPENSES	UTILITY EXPENSES 98 Electric Com Area	UTILITY EXPENSES 98 Electric Com Area 96 Electric Ar Yr CA	UTILITY EXPENSES 98 Electric Com Area 96 Electric Pr Yr CA 99 Electric Master
		5110	5117	5200	5800			6112	6115	6117	6118	6118	6119	6120	6138				6202	6204	6204	6204	6209	6211	6211	6211	6211	6214	6224					6301	6301	6301 6301 6301
VARIANCE		0 ((36)	3 385	249	2,009			780	83	(47)	15	(200)	413	(358)	989			3,333	(174)	(1,102)	111	45	333	(694)	33	480	1,167	9	3,539				(1,538)	(1,538)	(1,538) (149) (778)
MONTHLY BUDGET		119,283	3,234	0 0	(23.375)	99,142		88	2,200	83	4,421	275	0	933	167	8 167	5		3,333	1,629	167	111	292	333	250	33	480	1,167	187	7,982				4,320	4,320 (149)	4,320 (149) 18, 9 60
CURRENT PERIOD ACTUAL		119,283	1,639	3 385	(23,126)	101,151		88	1,420	0	4,468	260	200	520	525	7 481			0	1,803	1,269	0	247	0	944	0	0	0	181	4,443				5,858	5,858	5,858 0 19,738

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M19B COUNCIL OF UNIT OWNERS MUTUAL #19B Mutual Revenue And Expense Statement 02/28/2021

CURRENT PERIOD MONTHLY MONTHLY MONTHLY MONTHLY EXPENSES FOTOL LUTILITY EXPENSES ACTUAL MONTHLY MONTHLY MONTHLY EXPENSES ACTUAL MONTHLY								
167 167 6401 107ALUTILITY EXPENSES 82,043 66 167 167 6401 10.04 10.04 10.34 10.34 167 167 6401 10.04 10.04 10.34 10.34 167 167 6401 10.04 10.04 10.34 10.34 167 167 6900 15.04 10.04 10.34 10.34 168 6900 15.04 10.04 10.04 10.04 169 169 169 169 169 169 169 169 169 169 169 169 169 169 169 169 169 169 169 169 169 169 169 169 169 169 169 169 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 160 16	RRENT PERIOD ACTUAL	MONTHLY BUDGET	VARIANCE			YTD ACTUAL	YTD BUDGET	VARIANCE
167 167 6401 0 Addivites 1534 14 15 15 15 15 15 15 1	44,138	30,100	(14,038)		TOTAL UTILITY EXPENSES	82,043	64,082	(17,961)
834 167 TOTAL OTHER EXPENSES 1,334 47,083 (9,646) TOTAL OPERATING EXPENSES 1,386 0 (1,386) 15 RR Roofs 1,386 0 (1,138) 6900 15 RR Roofs 1,386 0 (1,233) 6900 12 MR Building Maint 48 0 (1,233) 6900 12 MR Building Maint 48 1 (1,233) 6900 12 MR Building Maint 48 0 (1,000) 7100 00 MR HAVG 14 1 (30) 7100 00 Payment 15,436 16 2,554 (40) 7100 10 Administration 5,269 5 2,554 (41) 7100 21 Cub House II experient 1,600 16 1,544 (48) 7100 22 LW News 2,546 5 1,534 (1) 7100 22 LW News 1,750 2,274 1,534 (1) 7100 24 Management 4,750 2,27	0	167	167	6401	OTHER EXPENSES 01 Activities Bad Debt	1,334	334	334
TOTAL OPERATING EXPENSES 102,672 99	299	834	167		TOTAL OTHER EXPENSES	1,334	1,668	334
Color	56,729	47,083	(9,646)		TOTAL OPERATING EXPENSES	102,672	95,848	(6,824)
0 (3,385) TOTAL RESERVE EXPENSES 3,574 0 (1,000) 7100 01 Payment 1,000 2,850 401 7100 10 Administration 15,436 15,289 2,850 401 7100 20 Education & Recreation 15,289 4,750 1,24 (48) 7100 22 LW News 1 297 1,24 (24) 7100 22 LW News 297 1,534 1,00 25 Food Service 297 1,534 1,00 20 PPD Management 928 1,544 1,10 40 PPD Management 297 1,544 1,700 40 PPD Management 25,160 1,544 1,700 41 Grounds 3,186 3,711 1,103 (10) 41 Grounds 4,750 4,750 5,114 <td>1,386 717 48 1,233</td> <td>0000</td> <td>(1,386) (717) (48) (1,233)</td> <td>0069 0069 0069</td> <td></td> <td>1,386 717 48 1,423</td> <td>0000</td> <td>(1,386) (717) (48) (1,423)</td>	1,386 717 48 1,233	0000	(1,386) (717) (48) (1,233)	0069 0069 0069		1,386 717 48 1,423	0000	(1,386) (717) (48) (1,423)
COMMUNITY FACILITIES 1,000 7,524 (30) 7100 01 Payment 7,524 (31) 7100 10 Administration 2,850 2,354 53 7100 20 Education & Recreation 1,354 (48) 7100 20 Education & Recreation 1,24 (24) 7100 22 LW News 1,24 (24) 7100 22 LW News 1,554 (48) 7100 40 PPD Management 1,594 (49) 7100 40 PPD Management 1,594 (15) 7100 43 Trash 1,594 (16) 7100 60 Transportation 1,103 (10) 7100 60 Transportation 1,103 (10) 7100 60 Transportation 1,103 (10) 7100 80 Golf Course 2,27 (107) 7100 81 Pro Shop 2,27 (107) 7100 82 Comm Reserve 1,1035 (2) 7100 92 Prop Maint Rsv 1,138 (2) 7100 93 Config Rsv 1,263 (2) 7100 98 Salary Adjustment 2,563 (2) 7100 98 Salary Adjustment 2,563 (2) 87 1,584 (3) 7100 98 Salary Adjustment 2,585 (4) 7100 98 Salary Adjustment 2,585 (4) 7100 98 Salary Adjustment 2,634 (1) 7100 98 Salary Adjustment 2,635 (1) 7100 98 Salary Adjustment 2,637 (1) 7100 98 Salary Adjustment 2,638 (1) 7100 98 Salary Adjustment 2,748 (1) 7100 98 Salary Adjustment 2,836 (1) 710	3,385	0	(3,385)		TOTAL RESERVE EXPENSES	3,574	0	(3,574)
4,80 (48) 7100 22 LVN News 4,750 4 124 (24) 7100 25 LVN News 297 297 124 (24) 7100 25 Food Service 297 1,594 1 7100 40 PPD Management 928 1,594 1 7100 40 PPD Management 3,711 1,594 1 7100 40 PPD Management 25,160 1,594 1 7100 40 PPD Management 25,160 1,504 3 710 40 PPD Management 25,160 1,504 40 7100 41 Trash 25,160 25,160 1,103 (10) 7100 60 Transportation 25,160 25,160 2,114 290 7100 65 Security 10,094 10,094 5,114 24 7100 65 Security 10,094 10,094 1,035 219 7100 81 Pro Shop 10,094 10,094 2,27 1 7100 85 Comm Call System 2,512 7 86 2 7100 95 Repl Rsv 1,734 1 1,283 (1) 7100 96 Repl Rsv 0 263 7100 98	1,000 7,554 2,449	0 7,524 2,850	(1,000) (30) 401	7100		1,000 15,436 5,269	0 15,048 5,700	(1,000) (388) (431
(55) 19 7100 30 Medical Center 328 (43) 7100 40 PPD Management 928 1,594 1 7100 41 Grounds 3,711 3 1,840 (15) 7100 43 Trash 25,160 25 1,103 (10) 7100 60 Transportation 2,227 2 1,103 (10) 7100 65 Security 10,094 10 5,114 290 7100 65 Security 10,094 10 5,114 24 7100 65 Security 10,094 10 1,035 219 7100 80 Golf Course 557 27 7100 81 Pro Shop 557 27 7100 85 Comm Call System 557 18 2 7100 90 Snow Reserve 366 3,757 1 7100 95 Repl Rsv 1,734 1 1,283 (1) 7100 95 Repl Rsv 0 2,568 263 7100 98 Salary Adjustment 0 2,568 2 263 7100 98 Salary Adjustment 0 0 0 0 263 7100 98 Salary Adjustment 0 0	0 0 148	(48) 124	(48)	7100	21 Club House II 22 LW News 25 Evd Savice	4,730	4,708 (96) 248	(96)
1,594 1 7100 41 Grounds 1,840 (15) 7100 43 Trash 12,674 94 7100 65 Trash 1,103 (10) 7100 60 Transportation 25,160 5,114 290 7100 65 Security 10,094 1,035 219 7100 80 Golf Course 1,039 27 (107) 7100 81 Pro Shop 557 27 1 7100 85 Comm Call System 55 185 2 7100 90 Snow Reserve 366 3,757 1 7100 92 Prop Maint Rsv 7,512 865 (2) 7100 95 Repl Rsv 2,568 1,283 (1) 7100 98 Salary Adjustment 0 263 263 7100 98 Salary Adjustment 0	(74)	(55)	(43)	7100	30 Medical Center 40 PPD Management	(148)	(110) 656	(49) 38 (272)
1,103 (10) 7100 60 Transportation 2,227 5,114 290 7100 65 Security 10,094 5,114 24 7100 65 Security 1,039 1,035 219 7100 80 Golf Course 1,039 227 (107) 7100 81 Pro Shop 557 27 1 7100 85 Comm Call System 56 3,757 1 7100 90 Snow Reserve 7,512 865 (2) 7100 92 Prop Maint Rsv 7,512 1,283 (1) 7100 95 Repl Rsv 2,568 263 263 7100 98 Salary Adjustment 0 263 7100 98 Salary Adjustment 0	1,593 1,855 12,580	1,594 1,840 12,674	(15) 94	7100	41 Grounds 43 Trash 58 TV	3,186 3,711 25,160	3,187 3,680 25,348	(31)
544 24 7100 70 Street Lights 1,039 1,035 219 7100 80 Golf Course 1,039 227 (107) 7100 81 Pro Shop 52 27 1 7100 85 Comm Call System 52 185 2 7100 90 Snow Reserve 3,66 3,757 1 7100 92 Prop Maint Rsv 7,512 865 (2) 7100 93 Contg Rsv 1,734 1,283 (1) 7100 95 Repl Rsv 2,568 263 263 7100 98 Salary Adjustment 0 43,588 87 700 700 700	1,113	1,103	(10)	7100	60 Transportation 65 Security	2,227	2,3,348	(21)
227 (107) 7100 81 Pro Shop 27 1 7100 85 Comm Call System 185 2 7100 90 Snow Reserve 3,757 1 7100 92 Prop Maint Rsv 865 (2) 7100 93 Contg Rsv 1,283 (1) 7100 95 Repl Rsv 263 263 7100 98 Salary Adjustment 263 7100 98 Salary Adjustment 2643,588 87 TOTAL COMMUNITY FACILITIES 86,775 8	520 816	544 1,035	24 219	7100	70 Street Lights 80 Golf Course	1,039	1,088	1,031
3.757	334 26	227	(107)	7100	81 Pro Shop 85 Comm Call System	52	454 54	(103)
1,283 (1) 7100 95 Repl Rsv 263 7100 98 Salary Adjustment 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,756	3,757	v - 6	7100	90 Snow Reserve 92 Prop Maint Rsv	366 7,512	7,513	N - (
43,588 87 TOTAL COMMUNITY FACILITIES 86,775	1,284	1,283	263	7100		2,568	1,732 2,567 520	(1) (1) 520
	43,501	43,588	87		TOTAL COMMUNITY FACILITIES	86,775	87,169	394

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M19B COUNCIL OF UNIT OWNERS MUTUAL #19B Mutual Revenue And Expense Statement 02/28/2021

> 3701 Rossmoor Blvd. Silver Spring MD 20906

VARIANCE		(029)	20	(482)	(45)	(166)	40	(260)	(148)	(223)	(408)	(297)	184	(2,455)		(12,459)	(11,437)
YTD BUDGET		10,414	006'6	0	400	8,334	226	0	0	0	0	0	184	29,458		212,475	(14,191)
YTD ACTUAL		11,084	9,880	482	445	8,500	186	260	148	223	408	297	0	31,913		224,934	(25,628)
														ď			
	MUTUAL OPERATING	10 Administration	41 Grounds	42 Special Projects	44 Community Services	50 Janitorial	52 After Hours	53 Electrical Maint	54 Plumbing Maint	55 Building Maint	56 HVAC	57 Appliance Maint	100 Salary Adjustment	TOTAL MUTUAL OPERATING	1	TOTAL EXPENSES	INCOME/DEFICIT
		2600	7600	2600	2600	2600	7600	2600	2600	2009	2600	7600	7600				
VARIANCE		(217)	10	(297)	(23)	(83)	2	(74)	0	(111)	(371)	0	92	(1,073)		(14,016)	(12,007)
MONTHLY BUDGET		5,207	4,950	0	200	4,167	113	0	0	0	0	0	92	14,729		105,400	(6,258)
CURRENT PERIOD ACTUAL		5,424	4,940	297	223	4,250	111	74	0	111	371	0	0	15,802		119,416	(18,265)

MUTUAL 19B CASH INVESTMENTS February 28, 2021

INSTITUTION	YIELD RATE	PAR VALUE	MATURITY DATE	REPLACEMENT RESERVE	MAINTENANCE RESERVE	INS DEDUCTIBLE RESERVE	OTHER	TOTAL
UNALLOCATED FUNDS:								
BANK OF AMERICA							89,918.19	89,918.19
MONEY MARKET ATLANTIC UNION BANK AXOS BANK	0.10%						10,103.33 50,036.34	10,103.33 50,036.34
ALLOCATED FUNDS:								
MONEY MARKETS								
ATLANTIC UNION BANK 100003 AXOS BANK	0.03%			365.00 136.626.94	48,082.63 31.864.60	3,898.23 2,217,60		52,345.86
	0.65%		1	100,283.39	131,586.06	17,418.37		249,287.82
CERTIFICATES OF DEPOSIT								
	2.47%	150,000.00	03/13/2021	155,365.74				155,365.74
100039 CAPITAL BANK	0.85%	150,000.00	10/18/2021	150,000.00				150,000.00
	2.15%	150,000.00	11/12/2021	154,728.44				154,728.44
	1.54%	105,926.82	05/20/2022	107,301.51				107,301.51
100037 BANK OZK	%66.0	155,357.73	07/17/2022	156,266.89				156,266.89
	2.13%	53,210.81	02/10/2023	54.356.76				54 356 76
	1.29%	127,308.17	05/01/2023	127,308.17				127,308.17
100038 GATEWAY FIRST BANK	1.00%	111,070.54	08/31/2023	111,622.46				111,622.46
100041 PARAMOUNT BANK	0.75%	165,177.88	01/21/2013	100,000.00				165,777.88
DUE TO FROM:				443.36	(189.58)	0.00	(253.78)	
TOTAL				1,723,834.46	211,343.71	23,534.20	149,804.08	2,108,516.45



General Manager's Report

March 2021

March 12, 2021

HR Corner

In the month of February, there were 3 new hires and 2 terminations.

LWMC has the following open positions:

- Appliance
 Mechanic (PPD)
- Assistant Project Manager, Community
 Services (PPD)
- Golf Course Technician (Golf)
- Maintenance Technician (PPD)
- Security Guard (Security)

Community Financials

For the period ending February 28, 2021, net operating expenses were \$10,900 over budget.

Year-to-date, net operating expenses are approximately \$17,700 over budget.

2020 Fiscal Year Audit

As of December 31, 2020, year-to-date, net operating expenses were \$624,800 over budget. The auditing firm has completed field work on the 2020 fiscal year audit. Final audit reports

are expected to be completed in late March.

Property Transfers

In the month of February, there were 21 property transfers, which totaled \$82,700 in transfer fees.

Clubhouse I/Admin Bldg. Site Plan Amendment Update

The LWCC Board, at their special meeting held on 3/12, approved the contract with Warfel Construction to complete the site plan amendments to Clubhouse I. Upon execution of the contract, on-site work is estimated to begin in late July/early August.

Update: Gate Access Project

New lighted gate arms and operators were installed at Connecticut Avenue and Norbeck Boulevard gates. Significant improvements to the Main Gate entrance will take place from 3/15 to 3/26. Improvements include removing the small booth next to the resident-only lane, installation of new lighted gate arms/operators, and installation of ADA compliant crosswalk.

The LW News will be following this project's progress, so stay tuned for additional information and updates.

Covid-19 Vaccinations

As of Wednesday, March 10th, 3,500 vaccinations were provided to residents. As of Thursday, March 11th, the second dose of the vaccination cycle began.