

COUNCIL OF UNIT OWNERS OF
MUTUAL 19B - CONDOMINIUM OF ROSSMOOR, INC.
ZOOM CONFERENCE -
WEDNESDAY, January 27, 2021

AGENDA

1. Call to Order (Dunn, Benefiel, Mastrococco, Gervais, Goldsborough, Barr, Lewis)
2. Approval of The Agenda
3. Approval of Hearing Minutes December 30, 2020 Meeting
4. Approval of Minutes December 30, 2020 Meeting
5. General Manager's Report
6. Unit Owners and Residents Open Forum (30 Min.)
7. Treasurer's Report- **(Attachment)**
 - a. Approval of Invoices **(Attachment)**
8. Unfinished Business –
 - a. Update on Surveillance Cameras
 - b. FloorMax- Elevator Carpet Proposal
 - c. McFall & Berry Proposal- Spring Flowers **(Attachment)**
9. New Business/Action Items –
 - a. ABM- Eidman **(Attachment)**
 - b. Discussion of Fire Suppression Sprinkler Systems
 - c. PPD Maintenance Agreement 2021 **(Attachment)**
10. Correspondence-
 - a. Makfinsky- Condo Fee Bldg. 91 **(Attachment)**
 - b. Nabliba- Condo Fee Bldg. 91 **(Attachment)**
11. Leisure World Board of Directors and Advisory Committee Reports
12. Building Representatives
13. Next Regular Board Meeting – Wednesday- February 24th, 2021; 1PM- Zoom
14. Adjournment

EXECUTIVE SESSION MEETING
BOARD OF DIRECTORS–
COUNCIL OF UNIT OWNERS OF MUTUAL 19B
WEDNESDAY, December 30, 2020

A closed session of the Board of Directors of the Council of Unit Owners of Mutual 19B – Condominium of Rossmoor, Inc. was held via Zoom on Wednesday, December 30, 2020 at 10:00 a.m.

DIRECTORS PRESENT: Mike Benefiel, Vice President; John Gervais, Treasurer; Rita Mastrorocco, Secretary; Clayton Lewis, Director; Regina Goldsborough, Director; John Barr, Director.

DIRECTORS ABSENT: Jack Dunn, President.

WITNESSES PRESENT: Barbara Cohn and Carole Chamberlain

Management: Alexa Cuque, Mutual Assistant.

1. Call to Order – Mr. Benefiel called the meeting to order at 10:09 a.m.
2. Section 11.113- Dispute Settlement and Mechanism– Mr. Benefiel encouraged Ms. Cohn to present her case to the present Board members. Ms. Cohn shared that she had to put the dog down for health reasons on Monday, December 21, 2020. Ms. Chamberlain confirmed that she has not heard any barking since December 17, 2020.

The Board has established that the dog nuisance is no longer an issue but Ms. Cohn's daughter, Jennifer Cohn is still living in the unit without being registered and being underage. Mr. Barr encouraged the Board to seek legal opinion regarding the Fair Housing Act.

Upon motion duly made and seconded, the Board agreed, Mr. Barr opposed,

To schedule a hearing on March 31, 2021 after seeking legal counsel about bylaws that prohibits underage residents within the Mutual as well as to impose the \$200.00 lawyer fee invoice to Jennifer Cohn for the letter written by the lawyer.

Resolution #38, 12/30/2020

3. Adjournment – The closed meeting was adjourned at 10:52 a.m.

REGULAR MEETING – BOARD OF DIRECTORS
COUNCIL OF UNIT OWNERS OF MUTUAL 19-B
CONDOMINIUM OF ROSSMOOR, INC.

Zoom Conference – 1:00 P.M.
WEDNESDAY, December 30, 2020

Res.

#39 - #47

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, December 30, 2020 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.

Director Absent: Clayton Lewis, Director.

Management: Crystal Castillo, Asst. General Manager of Trust Services;
Alexa Cuque, Mutual Assistant;
Chris Hourigan, Project Manager Trust and Mutual Physical Properties

Dept.

Visitors: Jane Gervais, Dennis Hawkins, JoAnn Fredenburg-Grant, Kenneth Sorkin, Katherine Hom, and ASL Interpreters: Mary K and Patty.

1. Call to Order – Mr. Dunn called the meeting to order at 1:02 p.m.
2. Chris Hourigan- Building 91 Fire Update- Mr. Hourigan reported that some residents have been able to retrieve some personal items with the exception of the units that were severely impacted. The restoration company, Minkoff have done a great job at helping residents retrieve belongings and beginning the restoration process to the parts of the building that have been cleared by Montgomery County. Right now, the refrigerators have been removed and residents have been advised of the next steps. Leisure World is waiting on the approval of permits to begin the next phase of this process.
3. Approval of the Agenda – The agenda was approved as amended with addition to the invoice list and 12. Update on Hearing.
4. Approval of Minutes of November 25, 2020 – The November 25, 2020 Regular Board meeting minutes were approved as presented.
5. Unit Owners and Residents Open Forum- Reports were presented from the unit owners at the meeting:
 - Rita Mastrorocco, from 92-1H, inquired about the status of the lamp post in front of the building. The light is still out.

6. General Manager's Report – The December 2020 General Manager's Report was presented by Mrs. Castillo. All questions and comments were responded to by Mrs. Castillo.
7. Treasurer's Report- Mr. Gervais presented the Treasurer's report to the Board and all visitors.

A. Approval of Invoices- Upon motion duly made and seconded, the Board agreed,

To approve payment of the following **Invoice (s)**:

\$1,050.00 DHCA- Invoice #INV202116522- Annual CCOC fee. 07/01/2020-06/30/2021.

Resolution #39, 12/30/2020

\$1,067.00 Dynalectric Invoice #35930- Quarterly inspection second quarter Dated: 11/29/2020.

Resolution #40, 12/30/2020

\$1,067.00 Dynalectric Invoice #36244- Quarterly inspection fourth quarter Dated: 12/10/2020.

Resolution #41, 12/30/2020

\$3,122.00 USI Insurance Services LLC Invoice #3542391- Travelers Casualty & surety Co. of American policy renewal.

Resolution #42, 12/30/2020

Insurance Claim: Upon motion duly made and seconded, the board agreed,

To approve payment of the following **insurance claim**:

\$1,481.82 A&A Restoration- For the clean-up at 15300 Beaverbrook Court 88-3K. The cause of water was the disposal was broken and water went into unit below- 88-2K. Date of occurrence: 11/16/2020.

Resolution #43, 12/30/2020

Upon motion duly made and seconded, the board agreed,

To request reimbursement in the amount of \$1,481.82 from unit owner at 15300 Beaverbrook Ct. 88-3K (Molly/Muller) for the service of water clean-up completed by A&A Restoration; Date of Occurrence: 11/16/2020.

Resolution #44, 12/30/2020

8. Unfinished Business-

- A. Comcast Cameras- Mr. Dunn will reach out to Dave Merritt in the I.T. Department to obtain bids from companies that do not require the use internet to have security cameras placed in all buildings.

9. New Business/Action Items

- A. Condo Fee- Building #91- The Board agreed to create a draft letter to inform the homeowners of the decision made today with the following points:
- Late fees will not be assessed
 - The Board will not take action regarding monthly Condo fees until the Board understands specific details of each unit delinquencies
 - Any payment made in the meantime is greatly appreciated

- B. ABM- Baker- Upon motion duly made and seconded, the Board agreed,

To approve Ms. Bakers ABM to replace one broken window with an enclosed patio with a sliding glass door at 15310 Beaverbrook Court 89-1G.

Resolution #45, 12/30/2020

- C. FloorMax- Elevator Carpet Proposal Bldg #89- After reviewing the proposal provided by FloorMax, the Board decided to inquire a proposal to include all seven buildings and postpone a decision until the proposal is received and revised.

- D. Schindler Proposal 2021- Upon motion duly made and seconded, the Board agreed,

To approve the Schindler contract from Jan. 1. 2021 through December 31, 2025 for elevator maintenance services for Mutual 19B for \$19,546.64 for 2021 (2.4% increase over 2020), \$20,133.04 for 2022 (3% increase), \$20,737.03 for 2023 (3% increase), for \$21,359.14 for 2024 and 2025 (3% increase for 2024 and 0% for 2025).

Resolution #46, 12/30/2020

- E. Mutual Safety Plan- The Board is considering the possibility of creating an advisory committee for the Mutual to include patrols and/or safety monitors in the buildings.

10. Correspondence-

- A. Arnow Condo Fee Request- Upon motion duly made and seconded, the Board agreed,

To deny the request to waive the condo fee for the late Mr. Arnow.

Resolution #47, 12/30/2020

11. Leisure World Board of Directors and Advisory Committee Reports-

- A. LWCC Board- Mr. Dunn reported that the motion to approve to sign the contractor to build a new Administration building failed. The Board raised health concerns about the safety of the employees in the building.
- B. Budget & Finance: Mr. Dunn reported that the committee made suggestions for 20212 but no action has been taken yet. The subcommittee will report next meeting with updates.
- C. Security & Transportation: Mr. Barr reported that the committee is considering the return of the handicap van. This decision is tabled until more information is surveyed.
- D. Restaurant- No report at this time._
- E. E&R: No report at this time.
- F. Tennis and Pickleball- No report at this time.

12. Building Representatives – Reports were presented from the Building Representatives at the meeting.

13. Update on Hearing: Mr. Benefiel gave a brief summary to the Board members who were not present during the hearing and to the visitors. The dog was put down due to an illness and Ms. Cohn's daughter's age will be addressed in a meeting in March 2021.

14. Next Regular Board Meeting – Wednesday, January 27th, 2021 at 1:00 p.m.- via Zoom

15. Adjournment – The meeting adjourned at 3:06 p.m.

Rita Mastrorocco

Mutual 19B - January 27, 2021 - Regular Monthly Meeting (Zoom)

Treasurer's Report

Balance Forward - 12/1/20	\$ 114,676.49
Total Receipts - December	122,329.05
Total Disbursements - December	<u>(125,808.25)</u>
Balance - 12/31/20	\$ 111,197.29

Net Operating Expenses

Year To Date - 12/31/20	\$ 9,569	Under Budget
Month of December - 2020	\$ -2,599	Over Budget

<u>Cash Investments</u>	<u>12/31/20</u>	<u>1/1/20</u>
Replacement Reserve	\$1,691,183.56	\$1,720,144
Maintenance Reserve	202,072.92	164,647
Insurance Deductible Reserve	22,690.90	33,337
Other	<u>170,940.83</u>	<u>164,623</u>
Total	\$2,086,888.21	\$2,082,751

Delinquent Report (as of January 16, 2021)

13 accounts (not from Bldg. #91) have charges of \$4,055.92
 (\$577 of above amount are from 5 accounts with fees over 30 days old)
 There are 7 accounts from Bldg. #91 totaling \$3,245.00
 1 account (Bldg. #89) has fee charges of \$10,573.00 - 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 \$13,073.00 starting from 12/1/18
 Total Delinquent = \$31,775.92

<u>Reserve Expenditures - YTD 12/31/20</u>	<u>To Reserves YTD 12/31/20</u>
Replacement Reserve	\$ 245,071
Maintenance Reserve	32,657
Insurance/Legal	<u>10,987</u>
Total	\$ 288,715
	\$291,762

M19B COUNCIL OF UNIT OWNERS MUTUAL #19B
 Mutual Revenue And Expense Statement
 12/31/2020

3701 Rossmoor Blvd.
 Silver Spring MD 20906

CURRENT PERIOD ACTUAL	MONTHLY BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE
118,551	118,551	0	1,422,612	1,422,612	0
2,483	2,808	(325)	33,666	33,762	(96)
135	0	135	1,005	0	1,005
3,276	0	3,276	288,715	0	288,715
<u>(23,971)</u>	<u>(24,314)</u>	<u>343</u>	<u>(291,535)</u>	<u>(291,762)</u>	<u>227</u>
100,473	97,045	3,428	1,454,463	1,164,612	289,851
88	82	(6)	1,050	1,050	0
0	0	0	4,250	4,250	0
1,730	175	(1,555)	6,953	2,100	(4,853)
4,468	4,686	218	54,249	55,344	1,095
260	275	15	3,137	3,300	163
520	938	418	6,240	11,201	4,961
2,490	0	(2,490)	2,875	0	(2,875)
<u>525</u>	<u>0</u>	<u>(525)</u>	<u>2,487</u>	<u>0</u>	<u>(2,487)</u>
10,081	6,156	(3,925)	81,241	77,245	(3,996)
3,116	2,500	(616)	34,274	30,000	(4,274)
1,591	1,637	46	19,089	19,279	190
0	163	163	6,687	2,000	(4,687)
0	109	109	1,530	1,330	(200)
353	288	(65)	2,077	3,500	1,423
2,134	337	(1,797)	3,951	4,000	49
0	250	250	3,199	3,000	(199)
0	37	37	0	400	400
0	480	480	6,940	5,760	(1,180)
0	1,163	1,163	22,328	14,000	(8,328)
181	184	3	2,172	2,186	14
7,374	7,148	(226)	102,247	85,455	(16,792)
2,508	4,320	1,812	27,971	36,000	8,029
0	316	316	0	3,792	3,792
18,621	19,495	874	143,895	162,456	18,561
0	(76)	(76)	0	(967)	(967)
<u>10,882</u>	<u>10,518</u>	<u>(364)</u>	<u>112,823</u>	<u>131,473</u>	<u>18,650</u>
INCOME					
Assessments	5110		1,422,612	1,422,612	0
Interest Income	5111		33,666	33,762	(96)
Late Fees	5114		1,005	0	1,005
Transfers From Funded Reserve	5200		288,715	0	288,715
Transfers To Funded Reserves	5800		(291,535)	(291,762)	227
TOTAL INCOME		3,428	1,454,463	1,164,612	289,851
ADMINISTRATIVE EXPENSES					
Common Ownership Fee	6112	(6)	1,050	1,050	0
Audit	6115	0	4,250	4,250	0
Income Taxes	6117	(1,555)	6,953	2,100	(4,853)
01 Insurance Property	6118	218	54,249	55,344	1,095
03 Insurance Fidelity	6118	15	3,137	3,300	163
Property Mgmt Services	6120	418	6,240	11,201	4,961
Miscellaneous	6125	(2,490)	2,875	0	(2,875)
Interpreter	6138	(525)	2,487	0	(2,487)
TOTAL ADMINISTRATIVE EXPENSES		(3,925)	81,241	77,245	(3,996)
BUILDING EXPENSES					
06 General Maintenance	6202	(616)	34,274	30,000	(4,274)
01 Elevator Contract	6204	46	19,089	19,279	190
02 Elevator Overtime	6204	163	6,687	2,000	(4,687)
03 Elevator Inspections	6204	109	1,530	1,330	(200)
Pest Control	6209	(65)	2,077	3,500	1,423
05 Sprinkler Contract	6211	(1,797)	3,951	4,000	49
06 Repair Sprinkler,F/A	6211	250	3,199	3,000	(199)
07 Fire Marshll, Permit	6211	37	0	400	400
10 F/A Inspections	6211	480	6,940	5,760	(1,180)
02 Grounds Landscaping	6214	1,163	22,328	14,000	(8,328)
Telephone	6224	3	2,172	2,186	14
TOTAL BUILDING EXPENSES		(226)	102,247	85,455	(16,792)
UTILITY EXPENSES					
98 Electric Com Area	6301	1,812	27,971	36,000	8,029
96 Electric Pr Yr CA	6301	316	0	3,792	3,792
99 Electric Master	6301	874	143,895	162,456	18,561
97 Electric Pr Yr MM	6301	(76)	0	(967)	(967)
99 Water	6303	(364)	112,823	131,473	18,650

M19B COUNCIL OF UNIT OWNERS MUTUAL #19B
 Mutual Revenue And Expense Statement
 12/31/2020

3701 Rossmoor Blvd
 Silver Spring MD 20906

CURRENT PERIOD ACTUAL	MONTHLY BUDGET	VARIANCE		YTD ACTUAL	YTD BUDGET	VARIANCE
32,010	34,573	2,563	TOTAL UTILITY EXPENSES	284,688	332,754	48,066
122	163	41	OTHER EXPENSES	245	2,000	1,755
340	163	(177)	01 Activities	3,740	2,000	(1,740)
462	326	(136)	Bad Debt	3,985	4,000	15
49,928	48,203	(1,725)	TOTAL OTHER EXPENSES	472,160	499,454	27,294
			TOTAL OPERATING EXPENSES			
			RESERVE EXPENSES			
0	0	0	01 RR Concrete	223,725	0	(223,725)
0	0	0	06 RR Elevator	2,324	0	(2,324)
0	0	0	11 RR Drainage	7,490	0	(7,490)
0	0	0	12 RR Plumbing	9,532	0	(9,532)
2,000	0	(2,000)	15 RR Roofs	2,000	0	(2,000)
712	0	(712)	03 MR Electrical	6,959	0	(6,959)
305	0	(305)	05 MR Plumbing	3,267	0	(3,267)
0	0	0	08 MR HVAC	1,223	0	(1,223)
0	0	0	09 MR Gutters	4,233	0	(4,233)
0	0	0	10 MR Other	2,980	0	(2,980)
259	0	(259)	12 MR Building Maint	9,502	0	(9,502)
0	0	0	14 MR Painting	2,414	0	(2,414)
0	0	0	21 MR Elevators	863	0	(863)
0	0	0	28 MR Siding Repairs	1,218	0	(1,218)
0	0	0	01 ILR Insurance/Legal	10,987	0	(10,987)
3,276	0	(3,276)	TOTAL RESERVE EXPENSES	288,715	0	(288,715)
			COMMUNITY FACILITIES			
7,882	7,094	(788)	10 Administration	88,563	85,124	(3,439)
2,672	2,715	43	20 Education & Recreation	31,617	32,584	967
2,227	2,226	(1)	21 Club House II	25,531	26,712	1,181
(186)	(170)	16	22 LW News	297	(2,041)	(2,338)
148	143	(5)	25 Food Service	1,856	1,714	(142)
0	(158)	(158)	30 Medical Center	(742)	(1,890)	(1,148)
557	300	(257)	40 PPD Management	9,871	3,604	(6,267)
1,552	1,552	0	41 Grounds	18,623	18,623	0
1,781	1,745	(36)	43 Trash	21,338	20,941	(397)
12,283	12,306	23	58 TV	147,397	147,672	275
1,113	1,079	(34)	60 Transportation	13,619	12,953	(666)
5,937	5,300	(637)	65 Security	64,124	63,605	(519)
520	571	51	70 Street Lights	6,754	6,854	100

M19B COUNCIL OF UNIT OWNERS MUTUAL #19B
 Mutual Revenue And Expense Statement
 12/31/2020

3701 Rossmoor Blvd.
 Silver Spring MD 20906

CURRENT PERIOD	MONTHLY	VARIANCE	YTD	YTD	VARIANCE
ACTUAL	BUDGET		ACTUAL	BUDGET	
0	951	951	9,500	11,416	1,916
(111)	151	262	2,616	1,814	(802)
26	27	1	312	328	16
248	248	0	2,974	2,974	0
4,683	4,683	0	56,196	56,196	0
130	130	0	1,562	1,562	0
1,283	1,283	0	15,397	15,397	0
0	624	624	0	7,484	7,484
38	38	0	454	454	0
42,783	42,838	55	517,857	514,080	(3,777)
TOTAL COMMUNITY FACILITIES					
MUTUAL OPERATING					
5,638	4,884	(754)	63,348	58,605	(4,743)
4,806	4,806	0	57,667	57,667	0
0	0	0	2,561	0	(2,561)
223	277	54	2,486	3,322	836
3,817	3,817	0	45,809	45,809	0
74	63	(11)	2,468	753	(1,715)
186	0	(186)	3,191	0	(3,191)
148	0	(148)	1,707	0	(1,707)
223	0	(223)	1,150	0	(1,150)
37	0	(37)	2,412	0	(2,412)
0	0	0	1,113	0	(1,113)
0	223	223	0	2,673	2,673
15,152	14,070	(1,082)	183,913	168,829	(15,084)
TOTAL MUTUAL OPERATING					
111,138	105,111	(6,027)	1,462,645	1,182,363	(280,282)
(10,665)	(8,066)	(2,599)	(8,182)	(17,751)	9,569
TOTAL EXPENSES					
INCOME/DEFICIT					

MUTUAL 19B
CASH INVESTMENTS
 December 31, 2020

INSTITUTION	YIELD RATE	PAR VALUE	MATURITY DATE	REPLACEMENT RESERVE	MAINTENANCE RESERVE	INS DEDUCTIBLE RESERVE	OTHER	TOTAL
UNALLOCATED FUNDS:								
BANK OF AMERICA								
							111,197.29	111,197.29
MONEY MARKET								
ATLANTIC UNION BANK	0.10%						10,102.84	10,102.84
AXOS BANK	0.30%						50,028.04	50,028.04
ALLOCATED FUNDS:								
MONEY MARKETS								
ATLANTIC UNION BANK	0.03%			0.00	51,081.91	3,898.04		54,979.95
AXOS BANK	0.30%			105,783.36	20,535.19	1,391.37		127,709.92
PACIFIC NATIONAL BANK	0.65%			100,186.20	131,458.53	17,401.49		249,046.22
CERTIFICATES OF DEPOSIT								
100018 SYNCHRONY BANK	2.00%	153,278.59	12/22/2020	165,177.88				165,177.88
100032 SANDY SPRING BANK	2.47%	150,000.00	03/13/2021	154,714.75				154,714.75
100039 CAPITAL BANK	0.85%	150,000.00	09/24/2021	150,000.00				150,000.00
100033 CONGRESSIONAL BANK	0.65%	105,668.10	10/18/2021	108,268.69				108,268.69
100014 FIRST INTERNET BANK	2.15%	150,000.00	11/12/2021	154,728.44				154,728.44
100036 GATEWAY FIRST BANK	1.54%	105,926.82	05/20/2022	107,021.72				107,021.72
100037 BANK OZK	0.99%	155,357.73	07/17/2022	156,004.18				156,004.18
100024 FIRST INTERNET BANK	0.75%	95,000.00	09/18/2022	95,000.00				95,000.00
100034 SANDY SPRING BANK	2.13%	53,210.81	02/10/2023	54,160.92				54,160.92
100035 CONGRESSIONAL BANK	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	111,439.20				111,439.20
100040 CAPITAL BANK	1.00%	100,000.00	10/15/2023	100,000.00				100,000.00
DUE TO FROM:								
				1,390.05	(1,002.71)	0.00	(387.34)	
TOTAL				1,691,183.56	202,072.92	22,690.90	170,940.83	2,086,888.21

January 2021

January 8, 2021

General Manager's Report



Community Financials

Financial statements for the period ending December 31, 2020, will be published the week of 1/18/2021.

As of November 30, 2020, year-to-date, net operating expenses were \$611,600 over budget.

Property Transfers

In the month of December, there were 42 property transfers, which totaled \$199,500 in transfer fees.

In 2020, there were a total of 381 property transfers, which totaled \$1,643,700 in transfer fees.

Clubhouse I / Admin Bldg. Site Plan Amendment Update

At its special meeting on December 18th, the LWCC board of directors voted on a motion to engage in a contract with a construction company for the new Administration Building and Clubhouse I improvements project as part of the Facilities Enhancement Plan.

The motion did not receive the required number of votes for approval.

As a result, at their January 26th meeting, the LWCC Board will be reviewing several resolutions relative to evaluating the current Administration Building, Clubhouse I, and next steps.

2021 LWCC Executive Committee

The LWCC Board of Directors held its Organizational Meeting on Friday, January 8, 2021 at 9:30am.

The following persons were elected to the Executive Committee:

- Philip Marks, Chair
- David Polinsky, Vice Chair
- Henry Jordan, Executive Secretary/Treasurer
- Linda Wacha, At-Large
- John VanDyke, At-Large
- Jack Dunn, At-Large
- Patricia Hempstead, At-Large

Upcoming Office Closures:

- **January 18-**
Martin Luther King Day
- **February 15-**
President's Day

LWMC Zoom Accounts

LWMC currently has 3 Zoom accounts for use by LWCC Board, Executive Committee, LW Advisory Committees, Mutual Boards of Directors, and Mutual Advisory Committees. Two of our accounts can accommodate up to 500 participants and the last account can accommodate up to 100 participants. Due to increasing demand, we will be adding an additional account.

Update: Gate Access Project

Following COVID related delays, the contract with Gate Logic Security was signed in December 2020. This project will improve both resident and visitor access to the community. The LW News will be following this project's progress, so stay tuned for additional information and updates.

HR Corner

In the month of December, there were 4 new hires and 4 terminations.

LWMC has the following open positions:

- Building Engineer — PPD/HVAC
- Maintenance Technician — PPD/Special Projects
- Security Guard — Security
- Plumbing Department (1 Foreman position & 2 Service Plumber positions) — PPD