COUNCIL OF UNIT OWNERS OF MUTUAL 19B - CONDOMINIUM OF ROSSMOOR, INC. ZOOM CONFERENCE -WEDNESDAY, OCTOBER 28, 2020

AGENDA

- 1. Call to Order (Dunn, Benefiel, Mastrorocco, Gervais, Goldsborough, Austin, Nadeau)
- 2. Approval of The Agenda
- 3. Approval of Minutes September 30, 2020 Meeting
- 4. Unit Owners and Residents Open Forum (30 Min.)
- 5. General Manager's Report
- 6. Treasurer's Report- (Attachment)
 - a. Approval of Invoices (Attachment)
- 7. Unfinished Business
 - a. Update on Bicycle Racks in Mutual
 - b. Engineering of the Sidewalk between Bldgs. #91 & #92-
- 8. New Business/Action Items
 - a. Trip Hazard- Building #92
 - b. Building Face Plates Proposal
 - c. Approval of Advisory Committee Applications (Attachment)
 - d. Vote to Hold a Closed Session After Adjournment- Legal Matter
 - e. McFall & Berry Proposal L20514MA- (Attachment)
- 9. Correspondence
 - a. Outside Vent Inspection Request- Ms. Gomes (Attachment)
 - b. Balcony Repair- Ms. Dale (Attachment)
- 10. Leisure World Board of Directors and Advisory Committee Reports
- 11. Building Representatives
- 12. Next Regular Board Meeting Wednesday- November 25th, 2020; 1PM- Zoom
- 13. Adjournment
- 14. Closed Session-Legal Matter (Attachment)

REGULAR MEETING – BOARD OF DIRECTORS COUNCIL OF UNIT OWNERS OF MUTUAL 19-B CONDOMINIUM OF ROSSMOOR, INC. Zoom Conference – 1:00 P.M. WEDNESDAY, September 30, 2020

Res. #171-#189

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, September 30, 2020 at 1:00 p.m.

Directors Present:

Jack Dunn, President; Mike Benefiel, Vice President; John Gervais,

Treasurer; Rita Mastrorocco, Secretary; Sigrid Nadeau, Director;

Regina Goldsborough, Director.

Directors Absent:

Virginia Austin, Director

Management:

Crystal Castillo, Asst. General Manager of Support Services; Alexa Cuque, Mutual Assistant; Mike Angeles, McFall & Berry

Representative.

Visitors:

Jane Gervais, Clayton Lewis, Teresa Mongelli, Joann Fredenburg-Grant, Ann Berman, Janet Lazar, Carole Chamberlain, Dennis Hawkins, Mary Rossi, Lisa Sordi, Marion Bedell, Bernice Abner, and Arsenetta Hawthorne.

- 1. Call to Order Mr. Dunn called the meeting to order at 1:03 p.m.
- 2. <u>Approval of the Agenda</u> The agenda was approved as amended with addition to 7. B) Engineer Proposal and 8. K) Camera Monitoring.
- Approval of Minutes of August 26, 2020 The August 26, 2020 Regular Board meeting minutes were approved as presented.
- 4. <u>Unit Owners and Residents Open Forum-</u> Reports were presented from the unit owners at the meeting:
 - Janet Lazar, from 90-1B, inquired about the stair lift project. Mr. Dunn explained to her that more research will be done in order to proceed with this project.
 - Carole Chamberlain, from 88-3J, reported a noise nuisance regarding a barking dog all day and night in her building. Mr. Dunn stated he will write the owner of the dog a letter and if further action is needed, the Mutual lawyer will be contacted.
 - Lisa Sordi, from 88-2K, also reported more information on how the owner of the dog allows the dog to defecate in hallway carpet.
 - Clayton Lewis, from 89-3D, reported the trash door being damaged.

- General Manager's Report The August 2020 General Manager's Report was presented by Mrs. Castillo. All questions and comments were responded to by Mrs. Castillo.
- 6. <u>Treasurer's Report-</u> Mr. Gervais presented the Treasurer's report to the Board and all visitors. Upon motion duly made and seconded, the Board agreed,

To approve the Treasurer's report as presented.

Resolution #171, 09/30/2020

- A. <u>Approval of Invoices-</u> Upon motion duly made and seconded, the Board agreed,
 To approve payment of the following **Invoice** (s):
 - **Metro Elevator Inspection Services (Invoice# 082820A)-** Elevator Inspection fee for Buildings 91,93 and 94. Date of Occurrence: 08/28/2020.

Resolution #172, 09/30/2020

\$860.00 Metro Elevator Inspection Services- (Invoice #082720A)- Elevator inspection fee for buildings 88,89,90 and 92. Date of Occurrence: 08/27/2020.

Resolution #173, 09/30/2020

- \$1,084.48 <u>LWMC (Invoice #178861)-</u> For paint touch up and repairs to building 92 for nail pops on 3rd floor in the ceiling. Date of occurrence: 07/24/2020.

 <u>Resolution #174, 09/30/2020</u>
- \$1,329.32 <u>LWMC (Invoice #178520)-</u> For the painting of the fire door at building 94. Scraped paint off, sanded the door, primed, and applied two coats of paint. Date of occurrence: 07/17/2020.

Resolution #175, 09/30/2020

\$1,360.00 McFall & Berry (Invoice #IN207364)- For the proposal approved to install Delaware Valley White Azaleas, Green Mountain Boxwoods around building 91 and to remove 2 Azaleas from center rear of the building. Date of occurrence: 08/28/2020.

Resolution #176, 09/30/2020

\$2,275.00 Dormakaba (Invoice #566785)- For the Annual maintenance billing for service through 07/01/2020-06/30/2021 for the automatic doors in all seven buildings. Date of Occurrence: 07/09/2020.

Resolution #177, 09/30/2020

\$9,532.00 R.V. Carey's (Invoice #SD9397)- For removing all cast-iron pipe that was exposed due to blockage consistently and pipe from multiple spots of

damaged/open pipes from cracking or pieces missing at 15201 Elkridge Way. Date of Occurrence: 09/21/2020.

Resolution #178, 09/30/2020

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

To approve payment of the following insurance claim:

A&A Restoration- For the clean-up at 15201 Elkridge Way from a leak in the common hallway ceiling near unit 93-2D. Date of occurrence: 09/08/2020.

Resolution #179, 09/30/2020

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

To approve payment of the following insurance claim:

\$4,466.94 A&A Restoration- For the clean-up at 15311 Beaverbrook Court from the guest bathroom toilet leaking and clogged. Water damage clean-up, carpet installed in 1D and removed/installed vanity in 2D. Date of occurrence: 09/04/2020.

Resolution #180, 09/30/2020

Upon motion duly made and seconded, the board agreed,

To request reimbursement in the amount of \$4,466.94 from unit owner at 15311 Beaverbrook Ct. 90-3D (Gallas) for the service of water clean-up completed by A&A Restoration: Date of Occurrence: 09/04/2020.

Resolution #181, 09/30/2020

- B. McFall & Berry Proposal L20413MA- Mr. Mike Angles presented the proposal for early spring that provides two applications of preem to all lawn areas in the Mutual. This product will provide a natural crab grass pre-emergent. The Board agreed to further discuss the proposal next month.
- C. <u>CD Activity-</u> Upon motion duly made and seconded, the Board agreed,

To authorize the Leisure World Accounting Staff to invest the entire proceeds of the State Bank of Texas CD that matures on October 15,2020 plus any interest earned at the best available rate for 36 months.

Resolution #182, 09/30/2020

Upon motion duly made and seconded, the Board agreed,

To authorize the Leisure World Accounting Staff to invest the entire proceeds of the Congressional Bank CD that matures on October 18, 2020 plus any interest earned at the best available rate for 12 months.

Resolution #183, 09/30/2020

7. Unfinished Business-

- A. <u>Bicycle Racks in Mutual Proposal</u> After the Board's discussion, the proposal will be deferred until next month to obtain another proposal.
- B. ABM- Mongeli- Upon motion duly made and seconded, the Board agreed,

To approve the ABM form submitted by Ms. Mongeli's to enclose the patio at 93-1E.

Resolution #184, 09/30/2020

C. ABM- Berman-Upon motion duly made and seconded, the Board agreed,

To approve the ABM form submitted by Ms. Berman to remove and dispose of existing windows. Installing four MI model 1685 slides. Exterior color is bronze and interior color is white at 93-2B.

Resolution #185, 09/30/2020

D. <u>Engineer Proposal for Sidewalk-</u> Mr. Dunn received a proposal from O'Connor & Lawrence quoted at \$3,550.00 for the design. Mike Viers informed the Board that the construction might be around \$12,000.00. Upon motion duly made, the Board agreed,

To approve and authorize expenditure of \$3,550.00 from O'Connor & Lawrence to draw up the design for the connection between the two parking lots and sidewalks.

Resolution #186, 09/30/2020

8. New Business/Action Items

A. <u>2021 Proposed Budget</u> – Upon motion duly made and seconded, the Board agreed,

To approve the drafted budget with the adjustment discussed and to be sent out to the residents for any revisions within a 30-day period before finalizing the 2021 budget.

Resolution #187, 09/30/2020

B. McFall & Berry Proposals- Upon motion duly made, and seconded, the Board agreed,

To approve the following proposals from McFall & Berry:

T20435AA for \$5,750.00 to remove trees in bldgs. 89,90,93 and 94 as outlined in the

proposal.

T20362AA for \$475.00 to remove a fallen tree in the rear of bldg. 89. Fall Flower Proposal for \$1,559.25 as outline in the proposal. L20436ME for \$480.00 to supply daffodil bulbs in bldgs. 91 and 93. L20381ME for \$989.00 to install 1/4 ton of river stones & 18sg' of landscape fabric at the left of bldg. 88. Also, for removing a declining shrub from rear of bldg. 94.

Resolution #188, 09/30/2020

- 9. Leisure World Board of Directors and Advisory Committee Reports-
 - A. Memorandum- Mrs. McCleary- Upon motion duly made and seconded, the Board agreed.

To accept Mrs. McCleary's proposal to have two social parties next year and to obtain 2020's party budget to be carried to next year's budget. Resolution #189, 09/30/2020

- B. Restaurant Committee- No meeting, no report.
- C. Landscaping Committee- Mrs. Gervais reported that a picnic table has been added as well as some tables. Also, there was a five year count off all trees in the trust properties.
- D. PPD Committee-Mr. Dunn reported that PPD is not doing well financially due to COVID hardships.
- E. E&R Committee- Ms. Goldsborough and Mr. Benefiel reported that the indoor pool is now operating by reservations. Classes to begin soon, to join you will have to call and be placed on a list.
- Building Representatives Reports were presented from the Building Representatives at the meeting.
- 11. Next Regular Board Meeting Wednesday, October 28th, 2020 at 2:00 p.m.- via Zoom
- 12. Adjournment The meeting adjourned at 3:33 p.m.

Dita	Maatraraaaa	Cooretem
Rita	Mastrorocco,	Secretary

Mutual 19B - October 28, 2020 - Regular Monthly Meeting (Zoom)

Treasurer's Report

Balance Forward - 9/1/20 Total Receipts - September	\$ 118,866. 279,195.	
Total Disbursements - September	(278,679	ial Disburser (60.
Balance - 9/30/20	\$ 119,282.	
	,	
Net Operating Expenses		
Year To Date - 9/30/20	\$ 6,933	Under Budget
Month of August - 2020	\$ 6,816	Under Budget
Cash Investments	9/30/20	1/1/20
Replacement Reserve	\$1,648,402.72	\$1,720,144
Maintenance Reserve	193,117.33	164,647
Insurance Deductible Reserve	22,521.27	33,337
Other Salar	193,296.89	164,623
Total rav, 280, 282, rs. 888, van, 2	\$2,057,338.21	\$2,082,751

Delinquent Report (as of October 16, 2020)

6 accounts have late fees and assessment charges of \$1,896.00 (\$114 of above amount are from 3 accounts with fees over 30 days old) 1 account has fee charges of \$8,736.00 - from 10/1/19 1 account has lien filing and lawyer fees due of \$829.00 from 3/31/20 1 account owes fees of \$11,554.00 starting from 12/1/18 Total Delinquent = \$23,015.00

Reserve Expenditures -	YTD 9/30/20	To Reserves YTD 9/30/20
Replacement Reserve	\$ 235,581	Replacement Resonve
Maintenance Reserve	24,334	
Insurance/Legal	9,870	
Total 905,000	\$ 269,785	\$220,699

M19B COUNCIL OF UNIT OWNERS MUTUAL #19B Mutual Revenue And Expense Statement 09/30/2020

> 3701 Rossmoor Blvd. Silver Spring MD 20906

Current Petron MONTHAY Petron MONTHAY								
118.551 0 5110 Assessments 1.086,999 1.086	CURRENT PERIOL ACTUAL		VARIANCE	88	4.) Gundugz 4.1 July ymindajskoj	YTD	YTD BUDGET	VARIANCE
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2, 3, 4) 2, 18, 10 Late Fees 26, 314 20 9, 5114 Late Fees 0 26, 314 0 20 1, 300 Transfers From Funded Reserve 26, 314 0 22, 314 20 22, 366 0 22, 314 22, 366 21, 365 314 37, 465 2 2 22, 366 4, 250<	2,223		(591)	5111	Interest Income	27,302	25,326	1,976
C4,314 C2,314 C2,00 Transfers From Funded Reserve C20,059 C20,05	06	0	06	5114	Late Fees	750	Set 10.00	750
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167 167 6204 02 Elevator Overtime 3.287 1,503 111 (1,419) 6204 03 Elevator Inspections 1,530 999 292 292 292 292 293 293 333 6214 05 Sprinkler Contract 771 2,628 250 250 6211 06 Repair Sprinkler, F/A 3,199 2,250 33 6211 07 Fire Marshil, Permit 0,297 480 6214 07 Fire Marshil, Permit 6,940 4,320 1,167 (1,925) 6214 02 Grounds Landscaping 14,091 10,503 1,167 (1,925) 6214 02 Grounds Landscaping 1,629 1,638 7,153 (2,356) TOTAL BUILDING EXPENSES 72,506 64,001 7,153 (2,356) TOTAL BUILDING EXPENSES 22,985 27,000 2,520 993 6301 98 Electric Com Area 0 2,844 11,372 4,470 6301 99 Electric Master 0 (2,356) 16,377 5,970 6303 99 Water 97,289 97,289	1,591		4/	6204	01 Elevator Contract	14,316	14,366	20
111 (1,419) 6204 03 Elevator Inspections 1,530 999 292 292 6209 Pest Control 771 2,628 333 6211 06 Repair Sprinkler Contract 1,817 2,997 250 250 621 06 Repair Sprinkler F/A 3,199 2,550 33 6211 07 Fire Marshill, Permit 6,940 4,320 480 6211 10 F/A Inspections 14,091 10,503 1,167 (1,925) 6214 02 Grounds Landscaping 14,091 10,503 1,167 (1,925) 6214 02 Grounds Landscaping 16,29 1,638 7,153 (2,356) TOTAL BUILDING EXPENSES 72,506 64,001 2,520 993 6301 96 Electric Pr Yr CA 0 2,844 11,372 4,470 6301 99 Electric Pr Yr CA 108,939 121,842 (81) 6303 99 Water 0 (7,729) 15,777 5,970 6303 99 Water 97,289	0		167	6204	02 Elevator Overtime	3,287	1,503	(1,784)
292 292 6209 Pest Control 333 333 6211 05 Sprinkler Contract 1,817 2,997 250 250 6211 06 Repair Sprinkler, F/A 3,199 2,250 33 6211 07 Fire Marshl, Permit 6,940 4,320 480 6211 10 FAI nspections 14,091 10,503 1,167 (1,925) 6214 02 Grounds Landscaping 1,629 1,639 1,167 (1,925) 6214 02 Grounds Landscaping 1,629 1,638 7,153 (2,356) TOTAL BUILDING EXPENSES 72,506 64,001 7,153 (2,356) TOTAL BUILLIYY EXPENSES 72,506 64,001 2,520 993 6301 98 Electric Com Area 0 2,844 11,372 4,470 6301 99 Electric Pr Yr CA 108,939 121,842 (81) 6301 97 Electric Pr Yr MM 6301 99 Water 6303 99 Water	1,530		(1,419)	6204	03 Elevator Inspections	1,530	666	(531)
333 333 6211 05 Sprinkler Contract 1,817 2,997 250 250 6211 06 Repair Sprinkler, F/A 3,199 2,250 33 6211 07 Fire Marshil, Permit 0 297 480 480 6211 10 F/A Inspections 14,091 10,503 1,167 (1,925) 6214 02 Grounds Landscaping 14,091 10,503 1,82 1 6224 Telephone 1,629 1,638 7,153 (2,356) TOTAL BUILDING EXPENSES 72,506 64,001 2,520 993 6301 98 Electric Com Area 0 2,844 11,372 4,770 6301 99 Electric Master 0 2,844 11,372 4,470 6301 99 Electric Master 0 (729) 15,777 5,970 6303 99 Water 99 Water 97,289	0	292	292	6209	Pest Control	771	2,628	1,857
250 250 6211 06 Repair Sprinkler, F/A 3,199 2,250 33 6211 07 Fire MarshII, Permit 0 297 480 480 6211 10 F/A Inspections 14,091 10,503 1,167 (1,925) 6214 02 Grounds Landscaping 14,091 10,503 182 1 6224 Telephone 1,629 1,639 7,153 (2,356) TOTAL BUILDING EXPENSES 72,506 64,001 2,520 993 6301 98 Electric Com Area 0 2,844 11,372 4,470 6301 99 Electric Pr Yr CA 108,939 121,842 (81) 6301 99 Electric Pr Yr MM 0 (729) 15,777 5,970 6303 99 Water 99 Water	0	333	333	6211	05 Sprinkler Contract	1,817	2,997	1,180
33	0	250	250	6211	06 Repair Sprinkler, F/A	3,199	2,250	(949)
480 480 6211 10 F/A Inspections 6,940 4,320 1,167 (1,925) 6214 02 Grounds Landscaping 14,091 10,503 1,167 (1,925) 6214 02 Grounds Landscaping 1,629 1,638 7,153 (2,356) TOTAL BUILDING EXPENSES 72,506 64,001 2,520 993 6301 98 Electric Com Area 22,985 27,000 316 6301 96 Electric Pr Yr CA 108,939 121,842 11,372 4,470 6301 99 Electric Master 0 (729) 15,777 5,970 6303 99 Water 97,289 97,289	0		33	6211	07 Fire Marshll, Permit	0	297	297
1,167 (1,925) 6214 02 Grounds Landscaping 14,091 10,503 182 1 6224 Telephone 1,629 1,638 7,153 (2,356) TOTAL BUILDING EXPENSES 72,506 64,001 2,520 993 6301 98 Electric Com Area 22,985 27,000 316 6301 96 Electric Pr Yr CA 108,939 121,842 11,372 4,470 6301 97 Electric Pr Yr MM 0 (729) 15,777 5,970 6303 99 Water 97,289 97,289	0	7	480	6211	10 F/A Inspections	6,940	4,320	(2,620)
182 1 6224 Telephone 1,629 1,638 7,153 (2,356) TOTAL BUILDING EXPENSES 72,506 64,001 2,520 993 6301 98 Electric Com Area 22,985 27,000 316 6301 96 Electric Pr Yr CA 108,939 121,842 (81) (81) 6301 97 Electric Pr Yr MM 0 (729) 15,777 5,970 6303 99 Water 97,289	3,092		(1,925)	6214	02 Grounds Landscaping	14,091	10,503	(3,588)
7,153 (2,356) TOTAL BUILDING EXPENSES 72,506 64,001 (84,001) 2,520 993 6301 98 Electric Com Area 22,985 27,000 4 316 331 96 Electric Pr Yr CA 108,939 121,842 12 11,372 4,470 6301 97 Electric Pr Yr MM 0 (729) 15,777 5,970 6303 99 Water 14	181	-	Town In	6224	Telephone	1,629	1,638	6
2,520 993 6301 98 Electric Com Area 22,985 27,000 4 316 6301 96 Electric Pr Yr CA 11,372 4,470 6301 99 Electric Pr Yr MM (81) 6301 97 Electric Pr Yr MM (81) 6301 97 Electric Pr Yr MM (81) 6303 99 Water 82,777 5,970 6303 99 Water	6)206		(2,356)		TOTAL BUILDING EXPENSES	72,506	64,001	(8,505)
2,520 993 6301 98 Electric Com Area 22,985 27,000 4 316 6301 96 Electric Com Area 22,985 27,000 4 11,372 4,470 6301 99 Electric Master 0 (81) 6301 97 Electric Pr Yr MM (81) 6303 99 Water 97,289 12,777 5,970 6303 99 Water 145,777								
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11,372 4,470 6301 99 Electric Master 108,939 121,842 12 (81) (81) 6301 97 Electric Pr Yr MM (81) (729) 82,777 5,970 6303 99 Water 82,777	0		316	6301	98 Electric Colli Alea	006,32	2 844	0,4
(81) (81) 6301 97 Electric Pr Yr MM (729) (729) 15,777 5,970 6303 99 Water 97,289 14	6 902		4 4 7 0	6301	99 Electric Master	108 939	121 842	12,913
15,777 5,970 6303 99 Water 82,758 97,289 14	0		(81)	6301	97 Electric Pr Yr MM	0	(729)	(729)
	6,807		5,970	6303	99 Water	82,758	97,289	14,531

Ŋ	20906
or B	MD
Rossmoo	Spring
3701	Silver

11-268 TOTAL UTILITY EXPENSES 214,882 248,246 33.564 3			
TOTAL UTILITY EXPENSES OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES TOTAL OTHER EXPENSES Sed 374,028 TOTAL OPERATING EXPENSES Sed 374,028 Sed 00 RR Benting Sed 01 MR Painthing Sed 02 MR Siding Repairs Sed 03 MR Siding Repairs Sed 04 MR Siding Repairs Sed 05 MR Siding Repairs Sed 05 MR Siding Repairs Sed 06 MR Siding Repairs Sed 07 MR Siding Repairs Sed 08 MR Siding Repairs Sed 09 MR Siding MR	6401 6900 6900 6900 6900 6900 6900 6900 69		
OTHER EXPENSES 122 1,503	6401 6900 6900 6900 6900 6900 6900 6900 69	100,41	
6403 01 Activities	6401 6403 6900 6900 6900 6900 6900 6900 6900 69		
6403 Bad Debt	6403 6900 6900 6900 6900 6900 6900 6900	122	1.503
TOTAL OTHER EXPENSES TOTAL OPERATING EXPENSES 8900 01 RR SERVE EXPENSES 8900 02 RR Elevator 8900 03 MR Electrombing 8900 03 MR Electrombing 8900 03 MR Electrombing 8900 03 MR Building Maint 8900 04 MR Gutters 8900 04 MR Building Maint 8900 05 MR Sidning Repairs 8900 05 MR Sidning Repairs 9900 06 MR Sidning Repairs 9900 07 MR Sidning Repairs 9000 07 MR S	0069 0069 0069 0069 0069 0069	2,720	1,503
RESERVE EXPENSES 6900 01 RR Concrete 6900 06 RR Elevator 6900 06 RR Elevator 6900 06 RR Elevator 6900 07 RR Concrete 6900 07 RR Pulmbing 6900 08 MR HVAC 6900 09 MR Electrical 6900 09 MR Gutters 6900 09 MR Gutters 6900 09 MR HVAC 6900 09	0069 0069 0069 0069 0069 0069 0069	2,842	3,006
RESERVE EXPENSES 6900 01 RR Concrete 6900 06 RR Concrete 6900 06 RR Elevator 6900 07 RR Elevator 6900 07 RR Elevator 6900 07 RR Plumbing 6900 07 RR Plumbing 6900 08 MR Plumbing 6900 08 MR Plumbing 6900 09 MR Gutters 6900 10 MR Other 6900 10 MR Definition 6900 11 RR Elevator 6900 12 MR Belacition 6900 12 MR Belacition 6900 12 MR Belacition 6900 13 MR Elevator 6900 14 MR Painting 6900 17 MR Definition 6900 16 MR Elevator 6900 17 MR Elevator 6900 17 MR Elevator 6900 17 MR Elevator 6900 18 MR Elevator 6900 19 MR Elevator 6900 10 MR Collegal 6900 10 MR Definition 6900 10 MR Elevator 6900 10 MR Elevator 6900 10 MR Definition 6900 10 MR	0069 0069 0069 0069 0069 0069 0069		70.00
6900 01 RR Concrete 6900 01 RR Concrete 6900 03 MR Electrator 6900 03 MR Electrator 6900 05 MR Plumbing 6900 05 MR Plumbing 6900 05 MR Plumbing 6900 05 MR Sulding Maint 6900 10 MR Other 6900 10 MR Other 6900 12 MR Elevators 6900 21 MR Elevators 6900 22 MR Sulding Repairs 6900 21 MR Elevators 6900 22 MR Sulding Repairs 6900 21 MR Elevators 6900 22 LW Reserve EXPENSES 6900 24 MR Secretion 7100 10 Administration 7100 10 Administration 7100 22 LW News 7100 40 PPD Management 7100 41 Trash 7100 40 PPD Management 7100 65 Security 7100 65 Security 7100 65 Security 7100 65 Security 7100 70 Street Lights	0069 0069 0069 0069 0069 0069		
6900 06 RR Elevator 6900 0 6 RR Elevator 6900 03 MR Electrical 6900 03 MR Electrical 6900 03 MR Electrical 6900 05 MR Electrical 6900 05 MR Electrical 6900 05 MR Electrical 6900 05 MR Gutters 6900 10 MR Other 71115 00 05 MR Control 6900 12 MR Suiding Maint 6900 12 MR Elevators 6900 21 MR Elevators 6900 22 MR Siding Repairs 6900 21 MR Elevators 6900 21 MR Elevators 6900 22 MR Siding Repairs 6900 21 MR Elevators 6900 21 MR Elevators 6900 21 MR Elevators 6900 22 MR Siding Repairs 6900 21 MR Elevators 6900 23 MR Siding Repairs 6900 24 MR Elevators 6900 25 MR Siding Repairs 6900 21 MR Elevators 6900 25 MR Siding Repairs 6900 21 MR Elevators 6900 21 MR Eleva	6900 06 RR 6900 03 MR 6900 05 MR 6900 08 MR 6900 09 MR 6900 12 MR 6900 12 MR 6900 21 MR	223.725	
6900 03 MR Electrical 5,030 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6900 12 RR 6900 03 MR 6900 05 MR 6900 09 MR 6900 10 MR 6900 12 MR 6900 12 MR 6900 21 MR	2,324	
6900 03 MR Electrical 6900 05 MR Pumbing 6900 05 MR Pumbing 6900 10 MR Gutters 6900 10 MR Gutters 6900 12 MR Building Maint 6900 12 MR Building Maint 6900 12 MR Building Maint 6900 14 MR Painting 6900 14 MR Elevators 6900 21 MR Elevators 6900 22 MR Siding Repairs 6900 21 MR Elevators 6900 22 MR Siding Repairs 6900 22 MR Siding Repairs 6900 21 MR Elevators 6900 22 MR Siding Repairs 6900 22 MR Siding Repairs 6900 21 MR Elevators 7100 14 MR Painting 7100 20 Education & Recreation 7100 40 PPD Management 7100 40 PPD Management 7100 41 Grounds 7100 65 Security 7100 70 Street Lights 7100 80 Golf Course	6900 03 MR 6900 05 MR 6900 09 MR 6900 10 MR 6900 12 MR 6900 21 MR 6900 21 MR	9,532	0 8
6900 05 MR Plumbing 6900 05 MR Plumbing 6900 09 MR Gutters. 6900 10 MR Cutters. 6900 12 MR Building Maint 6900 17414 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6900 05 MR 6900 08 MR 6900 09 MR 6900 10 MR 6900 12 MR 6900 21 MR	5,030	0
6900 09 MR Gutters 6900 12 MR Building Maint 6900 12 MR Building Maint 6900 12 MR Building Maint 6900 21 MR Building Repairs 6900 21 MR Elevation 710 1 LR Insurance/Legal 710 20 Education & Recreation 710 22 LW News 710 25 Food Service 710 30 Medical Center 710 30 Medical Center 710 41 Grounds 710 40 PPD Management 710 41 Grounds 710 65 Security 710 70 Street Lights 710 70 Street Lights 710 80 Golf Course	6900 08 MK 6900 09 MR 6900 10 MR 6900 12 MR 6900 21 MR	2,766	0
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12 MR Building Maint	12 MR 14 MR 21 MR	237	
14 MR Painting 2 1414 0 2 1 MR Elevators 2 816 0 2 8 MR Siding Repairs 0 1 LR Insurance/Legal 0 2 LG Lub House II 0 2 LW News 0 Education & Recreation 0 2 LW News 0 Educ	14 MR 21 MR	2,604	
21 MR Elevators 816 0 28 MR Siding Repairs 1,218 0 01 LR Insurance/Legal 9,870 0 01 LR Insurance/Legal 269,785 0 01 LR Insurance/Legal 269,785 0 10 Administration 23,935 24,439 20 Education & Recreation 23,935 24,439 21 Club House II 19,000 20,034 22 LW News 1,336 1,285 30 Medical Center 1,336 1,285 40 PPD Management 1,3416 1,416 41 Grounds 1,416 1,706 43 Trash 16,142 15,706 58 TV 10,131 9,716 65 Security 65 Security 65 Security 6,195 5,141 80 Golf Course 8,770 8,563	21 MR	2,12	
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O1 ILR Insurance/Legal TOTAL RESERVE EXPENSES COMMUNITY FACILITIES COMMUNITY FACILITIES 10 Administration 20 Education & Recreation 21 Club House II 22 LW News 21 Club House II 22 LW News 24 439 24 439 27 Club House II 28 Food Service 30 Medical Center 40 PD Management 41 Grounds 43 Trash 51 Trash 65 Security 65 Security 66 Security 66 Security 67 Street Lights 68 Golf Course 68 Golf Course	ZO MIK	1.218	0
COMMUNITY FACILITIES 10 Administration 10 Administration 20 Education & Recreation 21 Club House II 22 LW News 22 LW News 25 Food Service 30 Medical Center 40 PPD Management 41 Grounds 41 Grounds 42 Trash 58 TV 65 Security 65 Security 66 Security 67 O Street Lights 68 Gooff Course 68 G3,842 69,844 63,842 60,344 63,842 60,344 64,395 60,344 61,531 61,435 61,446 65 Security 66 Security 67 Street Lights 67 Street Lights 68 Gooff Course 68 G3 G4 G7705 69 G6 Course		9,870	
COMMUNITY FACILITIES 66,668 63,842 10 Administration 23,935 24,439 20 Education & Recreation 23,935 24,439 21 Club House II 482 (1,531) 22 LW News (1,531) 1,285 30 Medical Center (594) (1,416) 40 PPD Management 7,978 2,704 41 Grounds 13,967 13,967 43 Trash 16,142 15,706 58 TV 10,131 9,716 65 Security 46,683 47,705 70 Street Lights 5,195 5,141 80 Golf Course 8,721 8,563	TOTAL RESERVE EXPENSES		0
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22 LW News 22 LW News 25 Food Service 30 Medical Center 40 PPD Management 41 Grounds 41 Grounds 43 Trash 58 TV 65 Security 65 Security 70 Street Lights 80 Golf Course 80 Golf Course 65 Food Service 11,336 11,285 1,416 1,41		ur:	20,034
25 Food Service 1,336 1,285 30 Medical Center (594) (1,416) 40 PPD Management 2,704 41 Grounds 2,704 43 Trash 13,967 13,967 65 Transportation 65 Security 9,716 65 Security 7705 70 Street Lights 5,141 80 Golf Course 8,563			
30 Medical Center 40 PPD Management 41 Grounds 41 Grounds 43 Trash 58 Trash 58 Trash 65 Security 65 Security 7,978 7,978 7,704 7,978 7,704 7,978 7,704 7,978 7,706 7,978 7,706 7,706 7,706 7,705 7,006 7,705 7,106 8,721 8,563			
40 PPD Management 7,978 2,704 41 Grounds 13,967 13,967 43 Trash 16,142 15,706 58 TV 10,548 110,754 60 Transportation 46,683 47,705 70 Street Lights 5,141 80 Golf Course 8,721 8,563			(1,416)
41 Grounds 13,967 13,967 43 Trash 16,142 15,706 58 TV 110,548 110,754 60 Transportation 10,131 9,716 65 Security 46,683 47,705 70 Street Lights 5,195 5,141 80 Golf Course 8,721 8,563			
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60 Transportation 65 Security 65 Security 70 Street Lights 5,195 5,141 8,563		_	10,754
65 Security 46,683 47,705 1 70 Street Lights 5,195 5,141 80 Golf Course 8,721 8,563			9,716
70 Street Lights 5,195 5,141 80 Golf Course 8,721 8,563			47.705
80 Golf Course 8,721 8,563			5,141
		8,721	

M19B COUNCIL OF UNIT OWNERS MUTUAL #19B Mutual Revenue And Expense Statement 09/30/2020

> 3701 Rossmoor Blvd. Silver Spring MD 20906

VARIANCE	13	0	0	0	0	5,612	0	(4,692)		(3,734)	0	(2,561)	298	0	(1,384)	(2,635)	(1,559)	(742)	(1,930)	(1,113)	2,004	(13,055)	(263,699)	6,933
YTD BUDGET	247	2,230	42,147	1,172	11,548	5,612	340	385,566		43,953	43,249	0	2,491	34,358	564	0	0	0	0	0	2,004	126,619	886,213	(12,748)
YTD	234	2,230	42,147	1,172	11,548	0	340	390,258		47,687	43,249	2,561	1,893	34,358	1,948	2,635	1,559	742	1,930	1,113	0	139,674	1,149,912	(5,815)
- 18 A								CILITIES														ATING		
	85 Comm Call System	90 Snow Reserve	92 Prop Maint Rsv	93 Contg Rsv	95 Repl Rsv	98 Salary Adjustment	99 Deficit	TOTAL COMMUNITY FACILITIES	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	TOTAL EXPENSES	INCOME/DEFICIT
	7100	7100	7100	7100	7100	7100	7100			2600	2600	2600	2600	2600	2009	2009	2000	2600	2600	2009	2600			
VARIANCE	1	0	0	0	0	624	0	(10)		(362)	0	(223)	91	0	(160)	(371)	(148)	0	(371)	0	223	(1,321)	(15,093)	6,816
MONTHLY BUDGET	27	248	4,683	130	1,283	624	38	42,838		4,884	4,806	0	277	3,817	63	0	0	0	0	0	223	14,070	100,456	(3,405)
CURRENT PERIOD ACTUAL	56	248	4,683	130	1.283	0	38	42,848		5,246	4,806	223	186	3,817	223	371	148	0	371	0	0	15,391	115,549	3,411

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MUTUAL 19B CASH INVESTMENTS September 30, 2020

INSTITUTION	YIELD RATE	PAR	MATURITY DATE	REPLACEMENT RESERVE	MAINTENANCE RESERVE	INS DEDUCTIBLE RESERVE	ОТНЕК	TOTAL
UNALLOCATED FUNDS:								
BANK OF AMERICA							119,382.35	119,382.35
MONEY MARKET ATLANTIC UNION BANK	0.20%						60,100.00	60,100.00
ALLOCATED FUNDS:		1						
MONEY MARKETS ATLANTIC UNION BANK 100003 AXOS BANK 100028 PACIFIC NATIONAL BANK	0.20% 0.40% 0.90%			0.00 76,934.46 99,991.83	60,893.60 5,668.62 131,203.49	5,395.60 417.90 17,367.73		66,289.20 83,020.98 248,563.05
CERTIFICATES OF DEPOSIT 100027 STATE BANK OF TEXAS 100033 CONGRESSIONAL BANK 100018 SYNCHRONY BANK 100032 SANDY SPRING BANK 100034 CAPITAL BANK 100036 GAPITAL BANK 100036 GATEWAY FIRST BANK 100037 BANK OZK 100024 FIRST INTERNET BANK 100037 SANDY SPRING BANK 100036 CONGRESSIONAL BANK 100038 GATEWAY FIRST BANK 100038 GATEWAY FIRST BANK	2.20% 2.35% 2.00% 2.47% 0.85% 1.54% 0.99% 1.29% 1.29%	100,000.00 105,668.10 153,278.59 150,000.00 150,000.00 150,000.00 105,926.82 155,357.73 95,000.00 53,210.81 127,308.17	10/15/2020 10/18/2020 12/22/2020 03/13/2021 11/12/2021 05/20/2022 07/17/2022 09/18/2022 09/18/2023 06/01/2023	100,000,00 107,944.12 164,365.80 153,764.20 154,728.44 106,477.60 155,357.73 95,000.00 53,874.74 127,308.17				100,000.00 107,944.12 164,365.80 153,764.20 150,000.00 154,728.44 106,477.60 155,357.73 95,000.00 53,874.74 127,308.17
DUE TO FROM:				(8,506.20)	(4,648.38)	(96-629)	13,814.54	
TOTAL				1,648,402.72	193,117.33	22,521.27	193,296.89	2,057,338.21



Upcoming Office Closures:

Oct 12—
 Columbus Day

General Manager's Report

October 2020

October 8, 2020

Community Financials

Financial statements for the period ending September 30, 2020 will be published the week of 10/12.

As of August 31, 2020, year-to-date net operating expenses were \$526,400 over budget.

Property Transfers

In the month of September, there were 42 property transfers which totaled \$180,700 in transfer fees.

Clubhouse I/ Admin Bldg. Site Plan Amendment Update

The construction bid package was released on 8/7 to contractors bidding on the new Administration Building and Clubhouse I Renovation project. Bids were received on 9/21 and a meeting with the bidders was held on 10/1. The LWCC Board is expected to award the contract in October.

LW Advisory Committee Applications

The application to serve on LW Advisory Committees is available on the residents website! Applications are due to Management by 11/6.

Flu Immunization Opportunities

MedStar is offering 3 opportunities for flu vaccines. All 3 require a phone appointment by calling the Medical Center at (301) 598-1005.

Indoor: Clubhouse I from 8am to 4pm on Thursdays.

Outdoor (Drive-thru): Clubhouse II from 8am to 4pm on Tuesdays. Limited to 2 persons per vehicle.

Medical Center Pharmacy: As in prior years, you can set up a personalized appointment.

Ballot Box: General Election

Leisure World now has a ballot box installed outside of Clubhouse I. The box was installed on 9/24. The box is monitored 24/7 to ensure the contents remain untampered with. The Maryland Board of Elections collects the contents of the ballot box a few times each day.

2

HR Corner

In the month of September, there was I new hire and I termination.

LWMC has the following open positions:

- Administrative Assistant Overlook
- Appliance Mechanic PPD
- Grounds Assistant PPD
- Security Guard Security
- Plumbing Department (I Foreman position & 2 Service Plumber positions) PPD
- Supplemental Transportation Driver