

Villa Serena Owners Association, Inc.  
Board of Directors Meeting  
March 9, 2017 - 6:00 pm  
Community Meeting Room, Clubhouse

The meeting was called to order by Phil from Ameritech.

Establish Quorum: Cynthia, Nancy, & Fred were present & Cheryl & Tom Smith were on the phone

Affidavit of Meeting Notice: Meeting notice was posted.

Board discussion to dispel unsubstantiated issues regarding management contracts.

Many rumors had been circulating about the possibility that the Association would be paying Greenacre until December 2017.

Tom Smith said the contract with Greenacre expired on December 31, 2016.

Tom said he negotiated the contract with Greenacre in November 2015 & he made sure there was no automatic renewal in the contract.

Tom said he met Ameritech & Greenacre both in November 2015 with Cheryl.

Tom said he tried to get Fred & Cheryl to meet with Rody from Greenacre, but Fred & Cheryl said they were too busy.

Tom said that as the Treasurer he signs off on checks for Villa Serena's \$1 million dollar budget, so as an officer he signed Ameritech's contract.

Cynthia said Greenacre was given their 30 day notice on January 28 & their last day was February 28.

Cynthia asked Fred why he didn't send the email he received on January 3, 2017 from Greenacre to the entire Board. Fred said it was not his job or his responsibility to send the Board that email. Fred said it was the property manager's responsibility.

Cynthia asked Cheryl why she emailed the owner of Greenacre, Ryan, on February 21, 2017, which said "As per my understanding we will be liable for the remainder of your contract with us...please let me know". Ryan Greenacre's responded to Cheryl & Fred "our hopes are that changes occur on the board at your annual meeting and that we will be reengaged as management for Villa Serena. If that does not occur than we are left without any other option".

Cheryl sent that email to the owner of Greenacre in spite of the fact that Cheryl knew that the Association's attorney, Dan Pilka, had been dealing with the Attorney for Greenacre.

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Cynthia said that Fred still has not sent any of the emails to the rest of the Board that he had between him & Greenacre regarding Greenacre's contract.

Cynthia said the entire Board knew Greenacre's last day was February 28, 2017, so why would Cheryl email the owner of Greenacre a week before their last day. And why would Fred not send the response from the owner of Greenacre to the entire Board.

Cynthia asked Fred if he renewed the contract with Greenacre. Fred said he did not.

Cynthia asked Cheryl "do we have a contract with Greenacre". Cheryl said "more than likely we do". Cynthia asked Cheryl "did you sign the contract". Cheryl said "no". Cynthia asked Cheryl "who signed it". Cheryl said "I don't know". Cynthia said "Cheryl you were at the meeting when the majority of the Board decided to give Greenacre their 30 day notice".

Cheryl asked how did we find Ameritech. Cynthia asked Cheryl didn't you meet Ameritech last year when the Board was looking for a new management company . Cheryl said yes.

Cynthia asked Cheryl if she was at the meetings on January 27, February 6, February 9. Cheryl said yes, but she still said she didn't know we were hiring a new management company.

Resident, Joan, said our former LCAM, Katt, told her Villa Serena was going to pay her until December 2017.

Resident, Tom Swayze, asked Fred & Cheryl if they have any intentions of bringing back Greenacre after the election, if they have the majority on the Board. Fred & Cheryl both said no. Fred said he knows Ameritech is our management company now.

Resident, Dawn, asked if no one on the Board will communicate with Greenacre anymore. Fred & Cheryl both said no. Cheryl said the last time she spoke to Greenacre was in that email on February 21.

Fred was asked for the video recording of January 23 that he still has not given to the Association. Fred said he does not have to give the Association a copy of his recording.

Several residents asked Fred to resign from the Board. Fred did not respond to questions from the residents.

Meeting was adjourned.