

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors annual meeting was held and called to order on Monday, March 14, 2022 at 7:05 pm at the Omega Villas Recreation Center.

Present were Patty Sabates and Blaire Lepides and representing Sunrise Management (SM), Jay Pietrafetta.

A quorum of the Board of Directors was present but not a quorum of the homeowners.

Jay Pietrafetta indicated since four (4) applications were received for service on the Board of Directors, no vote was required. All four (4) were automatically appointed to the Board. Joining the board is Eric Richards and Renata Bukharayeva.

Patty Sabates accepted the position of President and was confirmed by the Board. Eric Richards accepted the position of Vice President and was confirmed by the Board. Blaire Lepides accepted the position of Secretary/Treasurer and was confirmed by the Board. Renata Bukharayeva is a Member-at-Large.

Jay Pietrafetta provided a recap of the 40-year certification and restoration project and the stumbling blocks regarding the estimated costs received. The engineer estimator looked at all the buildings. The exterior look will try to mirror Phase 4 regarding the elimination of wood and replacing it with stucco. Jay also explained the scope of work will include replacing the roofs and upgrading the outside electrical boxes. Jay will meet with the engineer in the next few weeks. The City of Plantation has the Association on 180-day time to begin work. Juda Eskew, Association accountants, is helping with the financial side to secure a loan. Jay also explained that completion of the project would result in mitigation credits that should make it easier to obtain insurance. Phase meetings should start next month.

Patty Sabates suggested that we move forward on the electrical replacement and asked for Farrukh Saveed to obtain bids for the work.

Meeting attendees were allowed to ask questions.

As the board reviewed the minutes of the December 6, 2021 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Blaire Lepides; all were in favor.

Officer's Reports:

Treasurer's Report was presented by Blaire Lepides. Cash on hand as of January 31, 2022 is \$719,468 in the operating account; \$59,408 in the reserves; \$10,316 in the security account and \$506,444 in the special assessment account for a total of \$1,295,636. 2021 ended with expenditures being below the budgeted amount although some budget lines were higher than expected, mainly Water and Sewer and Insurance.

Past due maintenance and special assessment payments as of January 31, 2022 are:

Phase 1	\$1,628.00	\$486.00
Phase 2	\$1,088.00	\$175.00
Phase 3	\$7,035.00	\$1,962.00
Phase 4	\$165.00	\$125.00
Total	\$9,916.00	\$2748.00

A large payment was received the beginning of February that cleared most of the past due for Phase 3 as well as another Phase 3 homeowner bringing their account close to current. That leaves one homeowner in Phase 1 still in arrears with attempts to collect ongoing.

Applications have been presented for the following units:

Phase 2, 1757	\$180,000	2 bedroom
Phase 3, 1717	\$220,000	3 bedroom
Phase 3, 1741	\$180,000	3 bedroom
Phase 3, 1757	\$280,000	2 bedroom (with furniture)
Phase 4, 1701	\$189,000	2 bedroom
Phase 4, 1732	\$184,000	2 bedroom
Phase 3, 1728	\$1750.00 month rental	2 bedroom
Phase 3, 1736	\$1650.00 month rental	2 bedroom
Phase 3, 1752	\$1900.00 month rental	2 bedroom

Blaire presented updated Rules and Regulations to the Board. This was tabled until the next meeting to allow the Board to review.

New Business:

The Board discussed dates for upcoming meetings. Patty Sabates made a motion to hold regular Board meeting on the second Tuesday of each month; Blaire Lapidés seconded the motion; all were in favor. The next regular Board meeting is scheduled for April 12, 2022.

Patty Sabates raised a question of homeowners being able to use the park areas between Phases 1 and 2 and Phases 3 and 4 for gatherings. The question of alcohol use was raised. Jay Pietrafetta will check with the insurance agent for a ruling.

Eric Richards will make sure that all Boardmembers have access to all phases on the website.

Open Forum:

- Homeowner reported the lawn maintenance workers were blowing the leaves against the fence and not removing them.
- In response to a query from a homeowner Jay said Robert, maintenance man, knocks on unit doors if trash is put out too early.
- Unit 1745, Phase 2 questioned a violation that appears on her account with Juda Eskew. Jay will research the violation.

Patty Sabates motioned for adjournment; Blaire Lapidés seconded; all were in favor. The meeting was adjourned at 8:02 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Tuesday, April 12, 2022 at 7:03 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta.

None were absent.

As the board reviewed the minutes of the March 14, 2021 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Eric Richards; all were in favor.

Officer's Reports:

Blaire Lapides reported the information from February 28, 2022, the most recently received information from Juda Eskew. The operating account totaled \$722,028; reserves totaled \$59,412; cash totaled \$10,316; Special Assessment totaled \$513,726 for a grand total of \$1,305,482. A few budget lines were over for the month including the usual Water and Sewer, Irrigation Repair, Pest and Critter Services, Taxes, Licenses and Fees and Division of Land Sales Fees. The total outstanding maintenance fees as of February 28, 2022 were \$10,134.00; special assessment outstanding was \$2,465.00. There are two (2) units in legal for the past due amounts. Both have set up repayment plans.

Maintenance Reports:

Jay Pietrafetta reports the following work that was done:

- Metal pool fence was pressure washed, primed and painted
- Doors and frames were replaced on the restrooms
- Restroom ceiling was corrected
- Clubhouse was pressure washed
- Wood in the clubhouse sidewalks were replaced with gaskets
- Roof and shelves in the shed were reinforced
- Gutter screens are being cleaned and repaired; project should be completed by middle of May
- Wade Pool Service repaired the bullnose tiles that came loose; pool was reopened
- All but one work order posted on the website has been completed
- Pictures were provided of the work

The following work is to be done:

- Prime, paint and repair cracks outside the clubhouse

Meeting with Electrical Engineers for 40-year work:

Chris Cavaliere and Joe Borrelli from Cavalier Electrical presented their bid and answered questions.

- They have 10 employees and are the company that provides electrical work for the Association.
- Their plan is to work and complete two (2) units at a time.
- All the work will be done externally and could have generators if necessary for sustaining life.
- 90% of the time the electricity will be turned on the same day.
- Their plan is to use GE panels to replace existing panels on the exterior of the units, but they have waited up to three (3) months in the past for order fulfillment.
- If they are unable to get GE panels, they will substitute another high-quality panel.
- Panels currently on the buildings are Challenger brand, which is a low-quality brand.
- No rewiring will be done inside the units.
- All the replacement panels will be installed in the same location as existing panels.
- Phase 2 and some Phase 3 units where the electrical panels are in an enclosed fence at sidewalk level will need racks to support the panels.
- They were asked about installing light poles in areas that are dark. Suggested installing light on buildings instead of poles.
- Patty Sabates would like to do one (1) building in each phase at the same time.

Levi Horvath, Austro Construction, and Bob Scott, Light, Power and Sign presented their bid and answered questions.

- Light, Power and Sign would be the electrical subcontractor brought in by Austro.
- They have been in business for 40 years and are certified statewide.
- They have eight (8) to twelve (12) employees.
- Their plan is to do one (1) building at a time with the power being out for about an hour.
- The building would be prepped the day before work is to begin on it.
- A generator would be on site to run the whole building.
- Rotten pipes would be replaced with heavier PVC.
- GE panels would be used as replacements.
- Plans would be to have one (1) employee per unit on each building.
- Expect to complete in three (3) months if no weather problems.

Rules and Regulations:

This item was tables until the next meeting.

General New Business:

- Jay Pietrafetta was asked to get bids for pool and spa resurfacing and to forward to the boardmembers prior to the next regular meeting. This should include at least two (2) references, insurance coverage, licenses, referrals and checking the state website for issues.
- Patty asked about restrapping or replacing the chairs and lounges on the pool deck.
- Unit 1705, phase 3 – sprinkler not working
- Reports of lawn crew blowing leaves against the back fence instead of removing them
- Unit 1764, phase 4 – requested tree that hangs over the parking space to be trimmed; Permits are being pulled in May for tree trimming on the property
- Unit 1700, phase 1 – tree hanging over roof; possible root pruning?

- 1709, phase 3 – roof leak

Patty Sabates motioned for adjournment; Blaire Lapidés seconded; all were in favor. The meeting was adjourned at 9:01 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Tuesday, April 19, 2022 at 7:07 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta; representing S&D Engineering was Farrukh Saveed; representing Hollander, Goode & Lopez was Rhonda Hollander. Alma Manrique attended via phone.

None were absent.

Meeting with S&D Engineering:

Farrukh Saveed indicated that he has a more accurate cost for the roof replacement and structure repairs by taking the costs submitted by the contractor and projecting costs. The flat roofs (TPO) will be about \$20 to \$21 per square foot. The shingle roofs will be approximately \$12.00 per square foot. Contingency of 10% should be added into estimates.

For the building repairs, an estimate of \$350.00 per linear foot would replace the wood siding with stucco. To repair stucco or concrete, it is estimated to be \$250.00 per linear foot.

S&D will inspect and approve all work and will mark areas that need repair/replacement.

Farrukh Saveed suggested obtaining a loan as soon as possible because of the potential increase in materials and interest rates.

Patty Sabates requested the Jay Pietrafetta contact Cavaliere to separate the 40-year electrical work from other costs. Rhonda Hollander will write the contract. Farrukh Saveed will confirm that Cavalier removes all non-permitted electrical work.

Alma Manrique informed the Board that four (4) banks were contacted but only two (2) expressed an interest. They are Popular Bank and US Bank. \$3,800,000 appears to be the most the banks are willing to lend based on the property values. This would be a revolving line of credit that the association would draw down for two (2) years to pay contractors during construction. The SBA is not giving any loans for construction. Alma also requested the contractor track the work separately per building so the costs can be applied correctly.

The Building Department at the City of Plantation needs to be checked for all permits for done by homeowners.

Patty Sabates made a motion to hire Cavaliere Electrical contingent upon only work being done for the 40-year certification and approval by Rhonda Hollander. Blaire Lapides seconded the motion; all were in favor.

Updated Pool Bids:

Jay Pietrafetta will compare the bids received for the pool and spa resurfacing as well as asking Younique to price the same extras included in the bid from Cliff's Pools & Patios.

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 8:30 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Tuesday, July 12, 2022 at 7:02 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides (via Zoom), and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta.

None were absent.

As the board reviewed the minutes of the June 14, 2022 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Eric Richards; all were in favor.

Officer's Reports:

Blaire Lapides reviewed the May 2022 financial reports. Operating account totaled \$741,737; cash reserves totaled \$59,427; security account totaled \$11,116 and special assessment account totaled \$531,668. The combined cash in the bank is \$1,343,968. Individual budget lines over budget include Electricity and Irrigation Repairs. Outstanding maintenance payments total \$8148.00 which includes two (2) units that are in legal for \$4463.00. Outstanding special assessment payments total \$1879.00, again including two (2) units that are in legal for \$1047.00.

Applications were received for the sale of 1753, phase 1 (2 bedroom) for \$230,000 and rental of unit 1728, phase 4 (2 bedroom) for \$2000.00 per month.

Maintenance/Manager Report:

Jay Pietrafetta reported on the following items:

- Tree trimming would begin shortly to remove dead and split trees and trim hardwood and palm trees.
- Sidewalk repairs were made including sanding to level the concrete and installing gaskets.
- Small French drain installed at 1748, phase 3.

Update on Electrical Work:

Jay Pietrafetta said the permits have been submitted to the City of Plantation and is currently in their review committee. The FAQ provided by Cavalieri Electrical was too basic and did not address many potential questions. In any case, it should be sent to the occupants and unit owners on Cavalieri letterhead, not Sunrise Management. Patty Sabates volunteered to draft the communication.

Rules and Regulations:

The board reviewed the Rules and Regulations and agreed on some changes. Patty Sabates made a motion to send the document to the attorney for review, Eric Richards seconded the motion; all were in favor.

General Business:

Pool Resurfacing Bids - Jay Pietrafetta indicated that most companies on the highly rated Better Business Bureau list only do new construction, not resurfacing. He did reach out to two (2) companies; Johnson has not responded for last three (3) weeks; Hixon appears to be very professional. Patty Sabates will conduct in-depth research on the web about complaints/compliments/licenses/etc.

Dr. Strap will repair four (4) lounges and two (2) chairs and is looking at repairing two (2) pool umbrellas. An additional two (2) more umbrellas will need to be purchased.

Tree Trimming:

See above information in Maintenance/Manager Report and below sections.

Tree Root Hazards/Tree Removal:

Jay Pietrafetta provided photos of ten (10) trees the arborist identified that could cause damage to units. Trimming is scheduled to begin July 20, 2022 and continue for several days. Jay will post notices on the mailboxes notifying residents when to expect the trimming in that area. The arborist said root trimming is not an option due to the possible compromise of the tree that could cause it to topple. Jay will request a bid from ProScapes for replacement of ten (10) trees that meet the City of Plantation's requirements.

Open Forum:

- Unit 1745, phase 2 – report tree issue
- Resident asked when another duck removal trapping could be scheduled
- Resident reported a vehicle being revved
- Reports of rats in backyard.

Patty Sabates motioned for adjournment; Renata Bukharayeva seconded; all were in favor. The meeting was adjourned at 8:33 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Tuesday, August 16, 2022 at 7:00 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta.

None were absent.

As the board reviewed the minutes of the July 7, 2022 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Eric Richards; all were in favor.

Officer's Reports:

Blaire Lapides reviewed the June 2022 financial reports. Operating account totaled \$699,650; cash reserves totaled \$59,437; security account totaled \$10,316 and special assessment account totaled \$531,668. The combined cash in the bank is \$1,314,352. Individual budget lines that were significantly over budget are Insurance, Pool and Spa Repair, Exterminating, Repairs – Fence, and Repairs – Alarms & Monitoring.

The maintenance account has a total arrears of \$9,013.50. Most of that amount (\$5,110.00) is due to two homeowners who are in legal status. Another homeowner who is in legal status paid their balance (\$1,857.00) after the report was issued.

The special assessment account has a total arrears of \$1,966.00. Again, most of that amount (\$1,193.00) is due to the same two homeowners who are in legal status. And again, another homeowner who is in legal status paid their balance (\$413.00) after the report was issued.

Maintenance Projects Reports:

Jay Pietrafetta said wood has been purchased from Home Depot to repair the signage at the four (4) corners of the block, the entry signs to all the phases and the perimeter fencing. Other projects include leveling out the sidewalks and adjusting expansion joints.

Update on Electrical Work/FAQ:

Jay Pietrafetta reported that individual drawings have been provided to Plan Review Committee at the City of Plantation who have indicated that the plans are out of review. The City needs to verify the property inspection completed by Cavaliere Electrical.

The City is requiring an updated Emergency Light Safety System (ELSS) and smoke detectors in every unit near the front door or hallway. Smoke detectors must be hard wired or lithium battery, not 9-volt battery. Jay Pietrafetta will place flyers on front doors and mail to all homeowners advising of the City's inspection.

The board reviewed the FAQ created by Patty Sabates and suggested a few changes. Blaire Lapides will update and forward to Board and Jay Pietrafetta.

Rules and Regulations – Final Discussion/Adoption:

The Board discussed adopting minimum credit and financial information for purchase of a unit. Patty Sabates suggested asking Juda Eskew for information about what their other clients use.

General Business:

Pool Resurfacing Bids – Pool tiles are continuing to break. Patty Sabates will get references for Sublime and Hixon pool companies. Bids received for repairing pavers range from about \$14,000 to \$16,000. The shower should also be retiled. Jay Pietrafetta will purchase umbrellas from patio store on University Drive.

Tree Root Hazard/Tree Removals – ProScapes arborist found thirteen (13) trees that have ‘touch points’ on foundations and should be eliminated. Root pruning against a foundation could compromise it. It could cost up to \$2,500.00 for removal including stump grinding. City of Plantation would require replacement with a “level 2” tree. Permitting would need to go through three (3) departments with the City.

New Roof Bids – Received a bid from DLJ Roofing. Patty Sabates will review that contract for the cost of the fascia replacement. Pritts Roofing will submit a bid from a subcontractor, which is not Omega’s preferred method of operating.

Open Forum:

- Unit 1764, phase 4 – bushes need trimming
- Unit 1795, phase 3 – reports pests/critters under the deck
- Request for “Towing” signage on the property
- Discussed having wood siding replaced by stucco during restoration project

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 8:15 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A budget workshop was held on Wednesday, September 13, 2022 at 7:04 pm at the offices of Goldman, Juda.

Present were Eric Richards, Blaire Lapidés, and Renata Bukharayeva. Jay Pietrafetta represented Sunrise Management. Representing Juda Eskew was Carol Eskew and Ayesha Ali; Alma Manrique by phone for a portion of the meeting.

Patty Sabates was absent.

The Board of Directors discussed each budget line and estimates of expenditures for next year were made.

Carol Eskew provided an update on the status of obtaining a loan for the 40-year certification and restoration project.

The workshop was adjourned at 8:21pm.

**NOTES – NOT TO BE INCLUDED WITH MINUTES ON WEBSITE – ONLY FOR BOARD
AS RECAP OF INFORMATION PROVIDED BY ESKEW**

Carol Eskew provided an update on institutions that could provide funding for the 40-year certification and restoration project. At this time, all institutions and private funding sources declined to fund the project. This was mainly due to the increase in the insurance premiums which significantly raised the monthly maintenance payments for homeowners coupled with the amount of the special assessment needed to repay the loan. She also checked with the SBA who are not providing loans at this time.

Her recommendation was to break the restoration project into more manageable segments. Since the electrical portion required by the 40-year certification rules was already out for permits with the City of Plantation, she suggested doing just the roof now. Carol indicated that she would probably be able to get a ten (10) loan. After the roofs were completed, the insurance agent could request the insurance carrier reassess for a possible reduction in the premiums.

Carol also suggested beginning the special assessment repayment as soon as the loan is obtained instead of waiting until the drawdown period has expired.

Jay will provide Carol and Alma with the most recent roof bid to provide to lending institutions.

Jay will get with Farrukh Saveed to speak to the City about permits for roof. Will City allow roof replacement without any of the other work originally planned???

Carol said we need to make sure we have a roof maintenance program in place once the roof work is completed.

Blaire will draft a letter to be sent to the HO with the budget mailing that explains the increase.

Initial estimates of 2023 maintenance without reserves is:

Phase	2 bedroom	3 bedroom	
	2022	2023	
1	\$300	\$489	\$360
2	\$285	\$459	\$342
3	\$297	\$447	\$356
4	\$311	\$507	

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Tuesday, September 20, 2022 at 7:00 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva. Jay Pietrafetta Represented Sunrise Management (SM). Chris Cavaliere and Joe Borrelli represented Cavaliere Electric & Sons, LLC.

None were absent.

As the board reviewed the minutes of the August 16, 2022 and September 13, 2022 meetings in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Eric Richards; all were in favor.

Officer's Reports:

Blaire Lapides reviewed the August 2022 financial reports. Operating account totaled \$665,433; cash reserves totaled \$59,448; security account totaled \$11,116 and special assessment account totaled \$821,270. The combined cash in the bank is \$1,557,267. Individual budget lines were mostly on track to hit original targeted amounts except for Insurance. As is happening across Florida due to the Champlain Towers collapse in Surfside, the property insurance policy was cancelled forcing the Association to accept another property insurance policy at a greatly increase in price. The insurance is \$68,973 over the original budgeted amount.

Outstanding maintenance is \$7,821.00 which includes two (2) units that are in legal that are past due for a total of \$6,404.00. Outstanding special assessment is \$1,818.00 with \$1,435 of that due to the two (2) units in legal.

Applications were received for the sale of 1701, phase 1 (3 bedroom) for \$280,000, 1717, phase 1 (2 bedroom) for \$230,000, and 1733, phase 4 (2 bedroom) for \$255,000.

Discussion/Working Session with Electrical Engineers for the Start of the 40-Year Work Phase 1 & 2 Start/Coordination

- The 40-year certification/restoration project will be broken into sections: Stage 1 – Electrical; Stage 2 – Roof, Stage 3 – Structure
- Electrical permits by unit for phase 1 and phase 2 have been issued by the City of Plantation
- Enough funds have already been collected in the Special Assessment to cover the cost of the project for all phases
- The City requires all units to have smoke detectors – either hard wired or 10-year lithium battery and will require inspection in each unit to insure smoke detectors are in place
- The City will not allow the electrical boxes to be placed on rotted wood on the buildings. Cavaliere will use Unistrut for the boxes which will easily allow for repair/replacement of wood or stucco behind it
- Farrukh Saveed, PE, CGC, MBA, MIS, president of S&D Engineering and Construction, Inc., will be able to inspect and certify electrical work and send report to the City
- Jay Pietrafetta will inquire if Mr. Saveed will be acceptable to the City for the smoke detector inspection

- Individual units may require additional work due to rotting pipes which will require that FPL be scheduled to be on site
- Cavaliere will complete all work in each phase and then contact FPL to schedule one date for unit(s) which required additional work
- Jay will be kept informed of these units and notify the homeowner/occupant
- Cavaliere will provide Sunrise Management with a list of units that have electrical hazards due to homeowners installing lights/fixtures/alarms/cameras, etc.
- Anticipating supply chain issues, it could be about a month before the project is started
- Mailing to all homeowners/occupants including FAQ with anticipated dates for work
- Posted on mailboxes in bright colored paper

The following is a tentative schedule for the electrical work in Phase 1 and Phase 2:

Building #	Unit #	Tentative Date
PHASE 1		
1	1701, 1705, 1709, 1713, 1717	Oct. 17, Oct. 18, Oct 19
6	1700, 1704	Oct. 20
	Open	Oct. 21
6	1708, 1712	Oct. 24
5	1716, 1720, 1724, 1728, 1732, 1736	Oct. 25, Oct. 26, Oct. 27
	Open	Oct. 28
2	1721, 1725, 1729, 1733, 1737	Oct. 31, Nov. 1, Nov. 2
3	1741, 1745	Nov. 3
	Open	Nov. 4
3	1749, 1753	Nov. 7
3	1757, 1761	Nov. 8
4	1752, 17562	Nov. 9
4	1744, 1748	Nov. 10
4	1740	Nov. 11
PHASE 2		
7	1701, 1705, 1709, 1713, 1717, 1721	Nov. 15, Nov. 16, Nov. 17
	Open	Nov. 21 – Nov. 25
12	1700, 1704, 1708	Nov. 28, Nov. 29
11	1712	Nov. 29
11	1716, 1720	Nov. 30
11	1724, 1728	Dec. 1
	Open	Dec. 2
11	1732, 1736	Dec. 5
10	1740, 1744, 1748, 1752, 1756, 1760	Dec. 6, Dec. 7, Dec. 8
	Open	Dec. 9
9	1757, 1761	Dec. 12
9	1749, 1753	Dec. 13
9	1745	Dec. 14
8	1741	Dec. 14
8	1733, 1737	Dec. 15
8	1725, 1729	Dec. 16

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 8:31 pm.