

**LEISURE WORLD OF MARYLAND CORPORATION
PHYSICAL PROPERTIES COMMITTEE**

Tuesday, January 12, 2010

Members Present: Tony Marotta, Chairman; Dick Carlson, Harold Crisp,
Jim Elliott, Brenda Flam, Darlene Hamilton,
Larry Kotzker, Clarise Pruitt-Jones, John Quill,
Vlady Rozenbaum, Judith Tarr, Joan Thomas

Members Absent: Evelyn Allin, Charles Smith, Bob Xander, Philip Yaffe

Management: Mark C. Ellis, Deputy General Manager
Bill Carr, Director
Mary Clark, Recording Secretary

-
1. Call to Order - Mr. Marotta, Chairman, called the meeting to order at 9:30 a.m. Mr. Marotta asked the committee to introduce themselves since we have new members and this is the first meeting of 2010.
 2. Adoption of Agenda - The agenda was adopted as presented.
 3. Approval of Minutes of November 10, 2009 - The minutes of the meeting held on November 10, 2009 were approved as presented.
 4. General Manager's Report - Mr. Ellis reviewed and highlighted the General Manager's Report for the month of January 2010. Mr. Ellis responded to questions and comments from the committee (see attached).
 5. Chairperson's Report - Mr. Marotta stated that this committee is responsible for Trust properties only, not Mutual.
 6. Director of Physical Properties Report -
 - a. PPD Operating Statement - Mr. Carr stated that the operating statement ending November 30, 2009 was \$89,867 over budget. Mr. Quill questioned why PPD is so over budget. Mr. Ellis responded that it has been a slow year for appliances, due to the lack of re-sales. Things have been picking up in other departments overall. Ms. Hamilton stated that there is a program from the Department of Energy; it is an energy efficient appliance rebate program. You can get an appliance rebate through your utility provider. Mr. Carr responded that Mr. Botterill is looking into that program for PPD. Ms. Tarr requested to have any information sent to her mutual for the newsletter. Ms. Pruitt-Jones stated that there are eight light poles out on Interlachen Drive. Mr. Carr will look into the outage.
 - b. PPD Activities & Operations -

PPD has been working on the renovation of the Real Estate office.
 7. Old Business -
 - a. Review of the Five year plan - Mr. Ellis stated the Budget and Finance Committee has requested all advisory committees to review anything pertaining to their budget on the Five-Year Plan. We will split the plan up and review 8 pages per meeting since it is 36

pages long. Mr. Ellis explained the categories building by building responding to questions from the committee.

Ms. Hamilton stated that Leisure World needs to go green for roofing. She stated it would be energy efficient, cost effective and a great advertisement for Leisure World. EPA and others offer grants for companies to go green. Mr. Ellis responded with a green roof you have major considerations. You are adding weight and would have to bring in structural engineers to determine if the buildings would support the additional weight. You have to put the same roof down with soil and deal with the planting. Then there is a concern if and when a leak may occur. Roofing experts say there is a lot to consider. Leisure World is looking into investigating a green option.

Mr. Crisp stated the lifeguard station at the Clubhouse I pool is not used. Mr. Ellis asked Mr. Carr to talk to the E&R Director to see if she agrees. We may need to make an adjustment or eliminate the line item on the five year plan.

8. New Business - Budget and Finance Advisory Committee Recommendation - Mr. Doherty from the Budget and Finance Committee spoke about the possibility of offering the Service Contracts on a monthly basis and not just once per year. He explained how beneficial this would be. He suggested the service contract be automatically renewed at the end of the year if not cancelled in writing 30 days in advance by either party. Mr. Marotta suggested forming a sub-committee to investigate the possibility. He asked for volunteers. The sub-committee will meet and report back to the committee at the February meeting.
9. Open Discussion - There was no open discussion.
10. NEXT MEETING - The next Committee meeting is scheduled to be held on Tuesday, February 9, 2009 at 9:30 a.m. in the Meeting Room of Clubhouse II.
11. Adjournment - There being no further business to come before the committee, the meeting was adjourned at 11:00.m.

Mr. Tony Marotta
Chairman

Attest:

Mary Clark