

JACKSON RENT CONTROL BOARD  
MEETING OF JUNE 11, 2015  
MINUTES

Chairman Bob Skinner called the meeting to order at 7:30 pm followed by a flag salute and moment of silence for our troops. Mr. Rumpf read the Sunshine Law into the record.

**PRESENT:** S. Williams, S. Brown, B. Skinner, G. Miller, R. Schleckser, N. Stallone, E. Bannon (7:35 pm), J. Bellu, CPA and B. Rumpf, Esq.

**MINUTES OF MAY 14, 2015** – Motion to approve SCHLECKSER / Williams  
Williams, Brown, Miller, Schleckser, Stallone, Skinner – Ayes

**CORRESPONDENCE -**

Mr. Bellu has received rental disclosure and vacancy decontrol materials from Jackson Acres and Southwind Village.

<Mr. Bannon – 7:35 pm>

**RESOLUTIONS**

2015-19 Fountainhead CPI Increase of 1.6% effective June 1, 2015. It is noted that five sites have no homes and therefore have no CPI. Total units – 177.

Mr. Rumpf stated that Mr. Flanagan was not excluded from this CPI.

Ms. Greenberg stated that she has prepared a lease and a release for Mr. Flanagan to sign and when it is signed, she will forward a copy to Mr. Bellu. Ms. Greenberg stated the settlement per Mr. Flanagan's letter of May 22, 2015 is accurate.

MOTION to approve Fountainhead CPI of 1.6% effective June 1, 2015 per schedule. MILLER / Stallone  
Brown, Miller, Schleckser, Stallone, Skinner – Ayes S. Williams & E. Bannon – Abstain

**SHADY LAKE PARK – Real Estate Tax & CPI Increase**

Present for Shady Lake Park are Lori Greenberg, Esq. and Barbara Denson. Ms. Denson and Mr. Bellu are sworn in by Mr. Rumpf.

Mr. Bellu has reviewed the application seeking a Real Estate Tax Increase of \$504.14, \$1.17 increase per unit, per month, with a maximum real estate tax of \$43.56 per unit per month. Increase is to be effective June 1, 2015 for 36 units.

PUBLIC (on the application) – None Open / Close

MOTION to approve Real Estate Tax Increase of \$1.17 per unit per month, maximum \$43.56 effective June 1, 2015 for Shady Lake Park. WILLIAMS / Stallone

Williams, Brown, Miller, Schleckser, Stallone, Skinner – Ayes Bannon – Abstain

Mr. Bellu has also reviewed the application seeking a CPI Increase of 1.6% effective June 1, 2015.

Ms. Greenberg is in agreement with Mr. Bellu's calculations. Ms. Denson stated that Shady Lake owns four units, the office is #3 Misty Lane. Others are vacant lots.

PUBLIC (on the application) – None Open / Close

Mr. Bellu noted that the board has requested that the landlord list the numbers of the park owned units on the application.

MOTION to approve CPI Increase of 1.6% effective June 1, 2015 for Shady Lake Park WILLIAMS / Stallone  
Williams, Brown, Miller, Schleckser, Stallone, Skinner – Ayes Bannon – Abstain

7:47 pm – Executive Session called to order

8:34 pm - Executive Session closed

The Board discussed pending litigation and personnel matters during the Executive Session.

**PUBLIC –**

Doris Roberts of 25 Boxwood Drive - stated that MGM received the generator, but it is not hooked up as of yet. Ms. Roberts has taken pictures and has showed them to Ms. Greenberg.

Mr. Rumpf stated that this will be discussed at the next meeting with Ms. Greenberg.

Ms. Roberts also has photos of a homeowner mailbox covered by vines and weeds, the homeowner had to clear the mailbox on his own, even though the mailbox is located on common property, in the clubhouse parking lot, across from the unit.

Mr. Skinner also noted that the board will attempt to streamline the application process, perhaps with a public workshop and questions how will this (if at all) affect the Ordinance?

CLOSE PUBLIC - MOTION by WILLIAMS / Stallone

Williams, Brown, Miller, Schleckser, Stallone, Bannon, Skinner – Ayes

MOTION to Adjourn (8:44 pm) WILLIAMS / Bannon

Williams, Brown, Miller, Schleckser, Stallone, Bannon, Skinner – Ayes

Meeting of June 25, 2015 will be cancelled due to lack of business.

Minutes prepared and submitted by:

Kathleen Sevckenko  
Secretary