Site Plan No. 820170120 Leisure World Administration Building and Clubhouse I

Appendix C

E-mail topic area: Concerns for Leisure World Board of Directors’ Authority and no referendum
325 standing room only!!!

slkatzman
President,
"JustUs" advocates to enhance the quality of life for all Leisure World residents

justus.group
admin@justus.group

Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
Of course, correspondence dated Dec. 23, 2016, Subject: Illegally constituted LWCC BOD -failure to comply w/ Maryland Homeowners Association Act and other laws as per LW BOD Standing Rules 1.4 is to published as correspondence in the 1/31/17 LW BOD agenda packet.

Having been informed that no correspondence was being published in the 1/6/17 LW BOD organization meeting packet, why, was this this not published in the 1/19/17 Exec. Comm. agenda packet?

1.4 All correspondence received from a lot, condominium, cooperative, homeowners' association, or unit owner/resident received by noon three business days prior to the date of the executive committee meeting or board meeting, shall be included in the meeting packet of the next regular meeting of the executive committee or board of directors.

slk

From: justus <justus.lwmd@gmail.com>  
Date: December 23, 2016 9:34:20 AM EST  
To: Berri Sommer <bsommer@lwm.com>, marlene smith <msmith@lwm.com>  
Subject: Illegally constituted LWCC BOD -failure to comply w/ Maryland Homeowners Association Act and other laws

For publication as correspondence in the January 6, 2017 LW BOD agenda packet:

From: justus <justus.lwmd@gmail.com>  
Date: December 17, 2016 2:12:22 PM EST  
To: "LW Exec. Committee" <execcomm@lwm.com>, LW Board of Directors <board@lwm.com>  
Cc: George Leventhal <George.Leventhal@montgomerycountymd.gov>, Benjamin Delegate Kramer <benjamin.kramer@house.state.md.us>, roger mano <roger.manno@senate.state.md.us>, brian frosh <bfrosh@oag.state.md.us>, alisa bra love <abralove@oag.state.md.us>, Steve Dickerson <steve.dickerson@usi.biz>, JustUsf, richard thornell <rpthornell@comcast.net>  
Subject: Illegally constituted LWCC BOD -failure to comply w/ Maryland Homeowners Association Act and other laws

To: Leisure World Community Corporation  
Attn: David Frager, Chair  
Subject: Illegally constituted LWCC BOD must immediately come into compliance with Maryland Homeowners Association Act and other laws

During the 12/9/16 LW Executive Committee work session discussion, General Manager Kevin Flannery said, "if legally you're identified as a homeowners association then you don't have any
opportunity through policy of the board to set what you wanna do. You have to conform to what the law says."

Statements declaring non-HOA status uttered in this session clearly identify tacit agreement to obfuscate LWCC obligations under law.

As a matter of fact, LWCC has long been registered as an HOA as required by Statute. Furthermore, Leisure World Community Corporation HOA status has been affirmed by the State of Maryland Office of Attorney General:

1. "LWCC is subject to the HOA Act."
2. "RP § 11B-106.1 requires the association to "elect" a governing body."
3. "According to the OAG's Consumer Protection Division, because the language of the statute says "elect" the better read of the current statute is that each member of the mutual itself would be entitled to vote as to who the governing body would be."

By law, in each case, the mutual LWCC BOD representatives must be elected by and from the entire mutual membership. In permitting representation by selection rather than election, LWCC is acting in defiance of State of Maryland statute. As such, they are not legally empowered to conduct business on behalf of the owners and Cooperative members. The continued pattern and practice of selecting rather than electing mutual representatives including alternates to the LW BOD, violates the State of Maryland Homeowners Act.

Section 11B-106-1a of the MD HOA Act which states the following:
“A meeting of the members of the homeowners association to elect a governing body of the homeowners association shall be held…”

In direct opposition to the legal requirements, LWCC Bylaws - Article III. The Board of Directors Bylaws read:

http://lwmc.com/docs/Trust_Documents/LWCC_Bylaws_Revised_01-29-2013.pdf

Revised 1/29/13
Bylaws of the Leisure World Community Corporation

ARTICLE III. THE BOARD OF DIRECTORS

Section 1. Directors and Alternates. Each Mutual is entitled to select Directors, qualified under the provisions of Section 2 of this Article, to cast its votes and otherwise represent it on the Board of Directors. Each Mutual may also select Alternate Directors who, in accordance with Section 5 of this Article, may represent the Mutual when its Director is absent. Such selections shall be made in accordance with procedures established by the Mutual. A Mutual may select more than one alternate for each Director; if it does so, it shall specify in writing any conditions governing the service of the alternates, including their order of precedence.

In order to become legally compliant:
It is incumbent upon the LWCC BOD Executive Committee to notify the President of each "underlying association" (mutual) that a special election be conducted, in which unit owners/shareholders will directly elect their "underlying association" (mutual) LWCC BOD representative(s) and alternate(s). Thereafter, the annual election ballots of each "underlying association" (mutual) are to include nominees for the specific positions of LWCC BOD representative(s) and alternate(s).

Each mutual annual election ballot must include the names of those unit owners/members choosing to run specifically as the LWCC BOD representative(s) and/or alternate(s). The nomination and vote is to be inclusive of every association member, i.e. election is not to be confined only to mutual BOD members.

As currently constituted, the LWCC BOD is in violation of the above referenced statute, thereby rendering invalid all actions taken by the LWCC BOD. Notably included in the actions subject to being adjudicated are: all votes to authorize/approve overall LW budget appropriations, contracts, plans of action and funding (including FEP).

The selected BOD participants have historically relied upon the master policy indemnification clause. Now being made aware that all are seated in violation of the statute, the issue of personal liability comes into question. Travelers will assuredly review this matter and potentially revoke individual indemnification coverage.

This body has the ethical and fiduciary responsibility to immediately rectify this long standing state of HOA non-compliance. If convened, the scheduled January 6, 2017 LWCC BOD/Executive Committee meeting, should not be for the purpose of conducting elections. Such elections should not be held until special elections are conducted in each "underlying association" (mutual), at which time duly elected representatives will be seated and legally enabled to vote for Executive Committee members.

Failure to initiate compliance efforts by 1/2/17, including postponement of the 1/6/17 meeting elections, renders this as an official request for an LWCC Dispute Resolution Hearing, which is to be open to all LW owners/shareholders. This notice is considered exhaustion of remedy as required by CCOC regulations.

Awaiting your prompt reply, we anticipate your willingness to resolve this matter which is of great significance to all Leisure World residents.

slkatzman
President,
"JustUs" advocates to enhance the quality of life for all Leisure World residents
Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
Principal Counsel

Maryland-National Capital Park and Planning Commission

Carol:

Your below referenced assertion* re: Leisure World authority is incorrect. The question(s) raised about the authority of Leisure World of Maryland

Corp to have filed the application for the Administrative Building and Clubhouse 1 had NOTHING to do with their "good standing" with the State

Department of Assessments and Taxation as the business entity representing the "cooperative, condominium, and homeowners associations

organized and existing at Rossmoor Leisure World of Maryland, Silver Spring, Maryland."

Perhaps you are confused with the fact that Maryland Clubhouse Services, Inc. Kevin Flannery, President - the holder of the liquor license used to sell alcoholic beverages in Leisure World Maryland Clubhouse Services, Inc., was in forfeiture since 1983 for failure to file required annual returns and fees to the State Department of Assessments and Taxation. A fact when brought to the attention of the Montgomery County Liquor Control Board, found Mr. Flannery et al in violation of civil perjury/falsifying documents - the charges of which Mr. Flannery pled guilty and use member/unit owner funds to pay the $3,000 fine.

The Leisure World Community Corporation through its wholly owned subsidiary corporation Leisure World of Maryland Corp, Kevin Flannery President/General Manager, has no authority to file a site plan application because the Leisure World Community Corporation is unlawfully seated in that they are in
violation of the State of Maryland Homeowners Association Act, which provides for member/unit owners to ELECT representatives to the LWCC BOD.

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Date: December 17, 2016 2:12:22 PM EST
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Cc: George Leventhal <George.Leventhal@montgomerycountymd.gov>, Benjamin Delegate Kramer <benjamin.kramer@house.state.md.us>, roger manno <roger.manno@senate.state.md.us>, brian frosh <bfrosh@oag.state.md.us>, alisa bralore <abralove@oag.state.md.us>, Steve Dickerson <steve.dickerson@usi.biz>, JustUsj, richard thornell <rpthornell@comcast.net>

To: Leisure World Community Corporation
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Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”

From: Rubin, Carol <carol.rubin@mnccpc.org>
Date: Wed, Oct 25, 2017 at 11:56 AM
Subject: RE: Leisure World Administration Building
To: "bbstudwell@gmail.com" <bbstudwell@gmail.com>
Cc: "Sanders, Carrie" <carrie.sanders@montgomeryplanning.org>, "Afzal, Khalid" <khalid.afzal@montgomeryplanning.org>, "Shirley, Lori" <lori.shirley@montgomeryplanning.org>

Ms. Studwell,

I am responding to your email addressed to Lori Shirley, the Lead Reviewer for the Planning Department in the referenced application. First, I would like to clarify that the Planning Staff, including Ms. Shirley is not the “duly appointed representative of the community” as you suggest. Ms. Shirley’s role as the assigned reviewer on behalf of the Planning Department is to determine whether the site plan application meets the legal findings required by the Zoning Ordinance and other County laws so that she can make a recommendation to the Planning Board whether to deny, approve, or approve the application with conditions. That recommendation will be detailed in a Staff Report to be posted on the Planning Board’s website with the Board’s agenda for the date of the hearing – November 30. The Report should be posted no later than November 20th for public review. At the hearing, the Planning Board will consider that recommendation along with any other testimony
received or evidence presented both by the applicant, the Leisure World Board of Directors, and the community/residents. Please note that your email will become a part of the record that the Planning Board will review before making a decision.

As indicated above, on November 30, 2017, the Planning Board is scheduled to review the site plan application for the Leisure World Administrative Building and Clubhouse 1 that has been designated as Site Plan No. 820170120. The Planning Board’s authority to review site plans is under Chapter 59 of the Montgomery County Code, generally referred to as the Zoning Ordinance. The Zoning Ordinance also sets forth the specific factors that the Planning Board is required to consider in any site plan review. Although there are often other issues of concern with regard to development plans that impact a community, many of those issues are beyond the authority of the Planning Board to consider in its decision whether to approve or deny a site plan.

Section 7.3.4.B.1 allows a site plan application to be filed by a party authorized by the owner. *Questions have been raised about the authority of Leisure World of Maryland Corp to have filed the application for the Administrative Building and Clubhouse 1. Leisure World of Maryland Corp was found to be in good standing with the State Department of Assessments and Taxation as the business entity representing the “cooperative, condominium, and homeowners associations organized and existing at Rossmoor Leisure World of Maryland, Silver Spring, Maryland.” Therefore, after meeting all other applicable requirements, on June 26, 2017, this application was accepted as complete.

Questions have been raised about whether the Planning Board is required to consider all issues raised by the community in opposition to the project. The purpose of the hearing before the Board is for them to hear the positions of interested parties to an application, however, the Planning Board must consider any evidence before it in light of the authority established by the Zoning Ordinance. The Board cannot make a decision, whether to approve or deny an application, without a legal basis established through the Zoning Ordinance. The necessary findings of the Planning Board to approve a site plan application are set forth in Section 7.3.4.E.2 of the Zoning Ordinance:

The Planning Board must find that the proposed development:

a. satisfies any previous approval that applies to the site;

b. satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;

c. satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;

d. satisfies applicable use standards, development standards, and general requirements under this Chapter;

e. satisfies the applicable requirements of:

   i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

   ii. Chapter 22A, Forest Conservation.
f. provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;


g. substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;

h. will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;

i. on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and

j. on a property in all other zones, is compatible with existing and approved or pending adjacent development.

The following is a link to the Zoning Ordinance.

http://library.amlegal.com/nxt/gateway.dll/Maryland/montzon2014/chapter59montgomerycountyzingordinance?f=templates$fn=default.htm$3.0$vid=amlegal:montgomeryco_md_mc

If you would like to raise your concerns to the Planning Board, you may either sign up to testify on November 30th through the following link: http://montgomeryplanningboard.org/meetings/signup-to-testify/

Or, you can submit a written statement for consideration by the Planning Board, via e-mail to MCP-Chair@mnccpc-mc.org, faxed to Chair Casey Anderson at 301-495-1320, or addressed to: Casey Anderson, Chair, Montgomery County Planning Board, 8787 Georgia Avenue, Silver Spring, Maryland 20910 by 9 AM on November 29th, to give ample time for the Board to receive and fully consider all of the testimony.

The Planning Board encourages written testimony because the Chair may also set time limits for each segment of a public hearing, including limits on the time for individual speakers and the total time permitted for oral testimony. The Chair must consider the total amount of time available to conduct the hearing, the number of persons who request to be heard, and the overall breadth and complexity of the matters to be considered by the Planning Board. Individuals testifying before the Board are generally limited to 3 minutes. However, as noted on the testimony rules on the Board’s website, occasionally due to time constraints, the Chair may need to limit the total amount of time dedicated to public testimony. And given the broad interest in this matter,
advance written testimony will not only assure that the Board can consider the positions of all interested persons, but it will provide the Board members sufficient time to consider all of its options.

Carol S. Rubin

Principal Counsel

Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue, Suite 205

Silver Spring, Maryland 20910

tel: 301-495-4646; fax: 301-495-2173

e-mail: carol.rubin@mncppc.org

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From: Barbara Studwell [mailto:bbstudwell@gmail.com]
Sent: Tuesday, October 24, 2017 4:39 PM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>; admin@justus.gtop
Subject: Leisure World Administration Building

Dear Ms. Shirley,

Because the Leisure World Board of Directors has not allowed a referendum on the question of a new administration building nor an engineering study of the present building, we we residents are feeling completely stymied as to how to make our voices heard in a supposedly democratic society.
Our pleas to the governing Board of Directors have been ignored and our last resort is to appeal to you, our duly appointed representatives of the community. On November 2nd we hope to express, in person, cogent reasons that will move you to deny the Board’s relentless pursuit to impose their will. You have invited us to participate at your hearing and we expect to present our views as succinctly as possible. You can understand how alarming it is to us to hear that time is short and the schedule is packed. We simply ask that you understand our reasoning and our deeply held belief that modifying the present building is the right thing to do.

Sincerely,

Barbara Studwell

14805 Pennfield Circle #307

Silver Spring, MD

301-598-0706
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any guidelines approved by the Planning Board that implement the applicable plan;
h. will be served by adequate public services and facilities including schools, police and
fire protection, water, sanitary sewer, public roads, storm drainage, and other public
facilities. If an approved adequate public facilities test is currently valid and the impact
of the development is equal to or less than what was approved, a new adequate public
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Silver Spring, Maryland 20910  
tel: 301-495-4646; fax: 301-495-2173  
email: carol.rubin@mncppc.org  

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Barbara Studwell
14805 Pennfield Circle #307
Silver Spring, MD
301-598-0706
From: admin@justus.group
Sent: Monday, September 25, 2017 9:46 PM
To: justus organization; LW Green; press and tv media; LW News Committee; LW Board of Directors; Maureen Freeman; stacy smith; mncpcc@justus.group
Subject: Get Ye to the Town Hall - this Weds. 9/27/17
RESIDENTS TOWN HALL MEETING

Date: September 27, 2017
Time: 1:30 – 3:30 p.m.
Clubhouse 1 – Crystal Ballroom

LEISURE WORLD GOVERNANCE AND ITS MIS-MANAGEMENT OF YOUR FUNDS

$$ -- Follow YOUR Money -- $$

EVERY $$$$$ spent --EVERY action taken by the Leisure World Board of Directors is in violation of the State of Maryland Homeowners Association Act.

This includes:
The unwarranted plan to construct a new administration building!

Denying our right to elect the representatives:
(RP § 11B-106.1 requires the association to 'elect' a governing body.

Allowing General Manager use of our funds for $$$$ multi-million $$$$ contracts

General Manager failure to pay State alcoholic beverage sale tax that YOU are required to pay;
325 standing room only!!

slkatzman
President,
"JustUs" advocates to enhance the quality of life for all Leisure World residents

justus.group
admin@justus.group

Albert Einstein – "We cannot solve our problems with the same level of thinking that created them."
On June 26, 2017, the Planning Department accepted the application for Site Plan 820170120, Leisure World Administrative Building and Clubhouse filed by Leisure World of Maryland Corp (Applicant). Section 59.7.3.4.C of the Montgomery County Code requires that the Planning Board schedule a public hearing on the application within 120 days after the date an application is accepted. No request has been made by the applicant for an extension.

Section 59.7.3.4.B requires that an applicant must own the subject property or be authorized by the owner to file the application. On at least three previous applications for development approvals at Leisure World, this same Applicant has been accepted as the authorized applicant without challenge by the community. Therefore, at the time the subject application was submitted, the Planning Department accepted the application from Leisure World of Maryland Corp as duly authorized.

You are now questioning whether Leisure World of Maryland Corp has the proper authority to act on behalf of the Leisure World community. As I indicated earlier, unless that question of authority has been filed with a Court that has jurisdiction over the Planning Board, I am not prepared to recommend that the Planning Board delay without a request from the Applicant, or condition its review and decision without an order by a Court of competent jurisdiction.

You suggest that the Planning Board’s action should be stayed under Montgomery County Code - Chapter 10B-9(e), which provides: “Except as provided in Section 10B-9A [where relief from stay has been granted], when a dispute is filed with the Commission [on Common Ownership Communities], a community association must not take any action to enforce or implement the association’s decision, other than filing a civil action under subsection (f), until the process under this Article is completed.” (emphasis added). The requirement not to take any action to enforce or implement the association’s decision is over the community association, which in this case would be the Applicant – not the Planning Board, as the Planning Board is subject to statutory time requirements to act as indicated above. This is clearly a private dispute that must be resolved between the association and its members. The Planning Board would merely be issuing the governmental regulatory authority necessary for the association to take the next step in its development process. Whether the association can act on that regulatory approval and take that next step would depend on private legal action.

Carol S. Rubin
Principal Counsel
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue, Suite 205
Silver Spring, Maryland 20910
tel: 301-495-4646; fax: 301-495-2173
e-mail: carol.rubin@mncppc.org

This e-mail message is intended only for the addressee and may contain confidential and/or privileged material. Any interception, review, retransmission, dissemination, or other use of, or taking of any action upon this information by persons or entities other than the intended recipient is prohibited by law and may subject them to criminal or civil liability. If you received this communication in error, please contact us immediately at the direct
dial number set forth above, or at (301) 495-4646, and delete the communication from any computer or network system.

From: admin@justus.group [mailto:admin@justus.group]
Sent: Tuesday, September 19, 2017 3:21 AM
To: Rubin, Carol <carol.rubin@mnccpc.org>; richard thornell <cthornell@comcast.net>
Subject: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1 - legal action against LWCC

Carol:

1. Please identify/provide the regulation showing: "It needs to be a court that would have jurisdiction to set aside the authority of the Applicant to file the site plan."

2. Montgomery County Code - Chapter 108, Common Ownership Communities

upon acceptance of a complaint - CCOC places a "stay" on any actions contained within the complaint, i.e. in this case - LW authority seek permit from Park & Planning

slk

From: "Rubin, Carol" <carol.rubin@mnccpc.org>
Date: July 12, 2017 1:13:42 PM EDT
To: justus <justus.lwmd@gmail.com>
Cc: richard thornell <rpthornell@comcast.net>, "Shirley, Lori" <lori.shirley@montgomeryplanning.org>, "Butler, Patrick" <patrick.butler@montgomeryplanning.org>
Subject: RE: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1 - legal action against LWCC

No. It needs to be a court that would have jurisdiction to set aside the authority of the Applicant to file the site plan.

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tel: 301-495-4646; fax: 301-495-2173
e-mail: carol.rubin@mnccpc.org

From: justus [mailto:justus.lwmd@gmail.com]
Sent: Wednesday, July 12, 2017 1:01 PM
To: Rubin, Carol <carol.rubin@mnccpc.org>
Cc: richard thornell <rpthornell@comcast.net>
Subject: Re: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1 - legal action against LWCC

Carol:
in an earlier conversation and email exchange - you asked to be advised when legal action has been filed against Leisure World, "so that should any application approval would be considered "conditional until determination that applicant has authority."

Am I correct that this includes a complaint filed with CCOC, the Montgomery County homeowners association regulatory authority?

325 standing room only!!!

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President,
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admin@justus.group

Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
THIS IS THE FLOOD ZONE UPON WHICH THE ILLEGALLY SEATED BOARD OF DIRECTORS AND THEIR SNAKE OIL SALESMAN GENERAL MANAGER - WANT TO BUILD AN ADMINISTRATION BUILDING:
This is not flooding. It is the RIVER.

A river runs through it.

New wading pool.
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As was specifically explained to you -- the State requires a Sales & Use Tax account be established in the SAME name as the liquor license holder - MARYLAND CLUBHOUSE SERVICES, INC. - NO SUCH ACCOUNT EXISTED UNTIL THIS INVESTIGATION CAUSED KEVIN FLANNERY, PRESIDENT - MARYLAND CLUBHOUSE SERVICES to establish such an account in March 2017.

The food service contractor Perrie, LLC - is NOT the liquor license holder - and has no such sales & use tax account.

Until you prove that the taxes were paid into this imaginary sales and use tax account, you et al are complicit in Kevin Flannery's crimes.

On Aug 15, 2017, at 8:55 AM, David Frager wrote:

Let me put in in plain English: my understanding is that the taxes are paid NOT BY LWMC but by our food service contractor, whose records are not subject to the HOA. Again, I cannot believe that the state and county would have allowed all these years to go by without taxes being collected and paid by the food service contractor. If you want to continue to raise this issue, do so with the tax collection authorities. They are very intolerant with those who cheat on taxes in any form.

Dave

On Aug 14, 2017, at 11:00 PM, admin@justus.group wrote:

your response has NOTHING to do with the subject request.

re: the Md. Clubhouse Services Inc. request for documents —
he better "find" the records - else he is a fraud - every one of the BOD will be held accountable.

Flannery must be required to show proof of collected alcohol sales taxes or he is to be considered a criminal who has committed tax fraud.

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forthcoming regarding request. When questions are asked and you truly do not know, then state honestly. We are suppose to be adults and looking out for the welfare of all residents in Leisure World.
Most of us have retired and wanted a great place to live; however, if there is no honesty, forthcoming of information and transparency, then what?

Stop the madness and let's work together.

Perhaps, we should question ourselves and thank your "Heavenly Father" we have a place to live!

Carole L. Portis

don@om.net

-----Original Message-----
From: admin <admin@justom/group>
To: David Frager <davidfrager@aol.com>; crystal castillo <ccastillo@lwmc.com>; LW Board of Directors <board@lwmc.com>; justus organization <justus@justom/group>; Town Hall organizing committee <thcommittee@justom/group>; mncpcc <mncpcc@justom/group>
Sent: Mon, Aug 14, 2017 1:40 pm
Subject: Books & Records - Admin. Bldg. studies

As per § 11B-112. Books and records of homeowners association, the following documents are to be provided for review and copy:

1. name of company, contract and report: professional cost estimators hired to provide administration building site plan cost estimates

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<logo.jpg>

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Shirley, Lori

From: Patterson, Patrick
Sent: Monday, August 14, 2017 2:21 PM
To: Shirley, Lori
Subject: FW: Books & Records - Admin. Bldg. studies

Lori,

Here is another email to add to your records.

Respectfully,

Patrick M. Patterson
Planner, Development Applications & Regulatory Coordination
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
(301)495-4555 office
http://montgomeryplanning.org/

Texas A&M Urban Planning '13 & '15
EXCELLENCE
M-NCPPC90

From: admin@justus.group [mailto:admin@justus.group]
Sent: Monday, August 14, 2017 1:41 PM
To: David Frager <davidfrager@aol.com>; crystal castillo <ccastillo@lwmc.com>; LW Board of Directors <board@lwmc.com>; justus organization <justus@justus.group>; Town Hall organizing committee <thcommittee@justus.group>; mncpcc@justus.group
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Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
E-mail topic area: More Than One Issue Regarding the Leisure World Site Plan Application
Subject: HOW DRY I AM...by Bob Ardike

Yesterday, Sunday, September 25, 2017, thousands of Leisure World residents gathered as SOUNDS were heard emanating from the foundation of the current Administration Building...All listened! Grandchildren began asking questions! Some began to weep! Why? Why, Leisure World Board of Directors?..There were no answers provided...

Nobody knows how dry I am, How dry I am, How dry I am.
You don't know how dry I am, How dry I am, How dry I am.
Nobody knows how dry I am, And nobody cares a damn.

The singing stopped. A strong voice was heard saying... "OMG! OMG! Why destroy ME & construct a new Administration building where this lake forms? Why not first get a current assessment of ME?"

No one was heard offering an answer....and the refrain was heard again...
How dry I am, How dry I am!
God only knows How dry I am.

And that dear friends, is the final melody!

Bob Ardike
RESIDENTS TOWN HALL MEETING

Date: September 27, 2017
Time: 1:30 – 3:30 p.m.
Clubhouse 1 – Crystal Ballroom

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End of the "Leisure World Board"
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WHAT AN ATTRACTION! ...by Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: September 24, 2017 7:15:05 AM EDT
To: execcomm@lwmc.com, LW Board of Directors <board@lwmc.com>
Cc: JustUs admin <admin@justus.group>, suzanne pollak <suzpollak@gmail.com>, judyhruz@gmail.com, klewis@sbgtv.com, Gerry Sommer <sommerg1@verizon.net>, kathy viney <kathyviney@comcast.net>, lwolinsky@ymail.com, rpthornell@comcast.net, Norman Holly <amtak518@gmail.com>, carole kennon <virtualcarole@aol.com>, Bob N <namovicb@gmail.com>, MARY <mcbrbar@msn.com>, danielpaulfoster@yahoo.com, ann c mcgill <mcgillanncc@gmail.com>, "marcy.page@gmail.com" <marcya.page@gmail.com>, Maura Ardike <maura.ardike@gmail.com>, Maria Ardike <mcardk@gmail.com>, Carole Portis <ppomistlee@aol.com>, karlmarcope@gmail.com, Fred Shapiro <fshapiro@comcast.net>, Teresa Ribar <TRibar@finkelsteinthompson.com>, Jim Wright <jamesw8390@shaw.ca>, ronnie1001@aol.com, "darlene hamilton," <monet2@comcast.net>, Gail Lambers <gail.lambers@gmail.com>, Karen O'Brien <OBrienKB@verizon.net>, "iahodor@gmail.com" <jahodor@gmail.com>, Larry Damsky <larrytelc@yahoo.com>, stephanie herman <stephhrm@aol.com>, Ann Ferron <aferren@radford.edu>, yolanda hunt <YoliCHunt@aol.com>, girma allaro <girmaallaro123@gmail.com>, frank roddy <roddyfrank2014@comcast.net>, nell ross <knross@comcast.net>, fred seebods <freddys330@aol.com>, gene byron <evbyron@comcast.net>, rincy pollack <rap322@gmail.com>, Howard Reilkkopp <heilkkopp@gmail.com>, katz@msu.edu, Sherry Novak <sherry5213@gmail.com>, Ronni Farber <ronnifarber@aol.com>, R Pill <rppill@yahoo.com>
Subject: Fwd: WHAT AN ATTRACTION! ...by Bob Ardike
During these "Days of Awe," Catwoman’s (S. Katzman) email box is filling up.

Many of you have stepped up and done what is proper. You know who you are. It was the right thing to do. None will be embarrassed by being named.
On another front! Thanks go out to Darlene H. Her recent spate of pictures showing the proposed construction site for a new administration building are simply priceless.

Darlene is a former Mutual President. She was a member of the LW Landscape Advisory Committee. Her advice was most often sought because of her vast knowledge of plants & trees. Her contributions are well know & appreciated by many.

https://mygreenmontgomery.org/2012/rainscaping-solves-leisure-worlds-ponding-problem/

RainScaping solves Leisure World’s ponding problem

"Darlene Hamilton, president of the Condominium Association, learned about RainScaping as a way to soak in rainfall into the ground using vegetation in a porous soil mixture bed. She got knowledgeable contractors on board to install a landscaping system to capture and control rainfall runoff on the common landscaped areas of the condominium using RainScaping techniques."
With the pictures she has shared with all of us, the Leisure World architectural firm Streetsense receives a gift. Now there is no doubt about what has to happen from a "design/construction" perspective.
The idea, previously “floated,” about constructing the new building’s foundation utilizing pontoons is clearly warranted. Some might have ridiculed the LW General Manager, know as the General or Col. Sanders, for several previous ideas (Creekside Mutual as a landfill, The Pines Mutual as a site for a nuclear reactor, Building a “wall” to separate LW from the Sunrise/Bedford Court Community, etc.).

Well no one is laughing at this pontoon notion. During an informal poll taken of the Leisure World Executive Committee, pontoons were seen as the only viable option. So, Col. Sanders has the “green light” to sit down with the architects.

It is already known there will be several conciliatory gestures made to those opposing the plan. These overtures are intended to “calm the waters.”
The building foundation, on pontoons, can be anchored. This will minimize “sway.” Consideration for a moat surrounding the building is already in the final stage. Three or four alligators can safely be set loose in the moat waters. The draw bridge to the building will be raised after business hours. These gators will eliminate the need for periodic security checks at night. They will also serve as a “visitor attraction.” Reasonable fees for *gawking* are being proposed by the LW Secretary/Treasurer.

Also being examined is stocking the moat with certain types of fish. The varieties selected will be types largely ignored by gators. This will permit grandchildren visiting Leisure World to be able to “fish.” Grandparents will be asked to sign waivers before allowing grandchildren to fish...the alligator issue...? Surveillance cameras will be installed. The area will be closely monitored. Security will immediately be able to respond should a child be seen being dragged into the waters by a gator.

Two LW advisory committees (*Insurance & Education and Recreation*) have already approved the plan, without discussion. Leisure World’s insurance carrier, USI, had only one comment regarding the whole matter...”while we advise against having a moat stocked with alligators...in the final analysis it is a ‘business decision’.”

With that said, who wouldn’t be excited?

**Bob Ardike**

Senior Residents in Leisure World Maryland have been denied their democratic rights since 1980. Today, September 24, 2017, marks the 37th year, 268th day of 8,000 LW seniors continuing to be denied their democratic rights.
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Dave

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Most of us have retired and wanted a great place to live; however, if there is no honesty, forthcoming of information and transparency, then what?

Stop the madness and lets work together.

Perhaps, we should question ourselves and thank your "Heavenly Father" we have a place to live!

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From: admin@justus.group [mailto:admin@justus.group]
Sent: Tuesday, August 15, 2017 9:07 AM
To: David Frager <davidfrager@aol.com>; Carole Portis <onomistee@aol.com>; crystal castillo <ccastillo@lwmc.com>; mncpcc@justus.group; LW Board of Directors <board@lwmc.com>; justus organization <justus@justus.group>; Town Hall organizing committee <thcommittee@justus.group>
Subject: Re: Books & Records - Admin. Bldg. studies

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Until you prove that the taxes were paid into this imaginary sales and use tax account, you et al are complicit in Kevin Flannery's crimes.

On Aug 15, 2017, at 8:55 AM, David Frager wrote:

Let me put it in plain English: my understanding is that the taxes are paid NOT BY LWMC but by our food service contractor, whose records are not subject to the HOA. Again, I cannot believe that the state and county would have allowed all these years to go by without taxes being collected and paid by the food service contractor. If you want to continue to raise this issue, do so with the tax collection authorities. They are very intolerant with those who cheat on taxes in any form.

Dave

On Aug 14, 2017, at 11:00 PM, admin@justus.group wrote:

your response has NOTHING to do with the subject request.

re: the Md. Clubhouse Services Inc. request for documents -- he better "find" the records - else he is a fraud - every one of the BOD will be held accountable.

Flannery must be required to show proof of collected alcohol sales taxes or he is to be considered a criminal who has committed tax fraud.

On Aug 14, 2017, at 10:47 PM, David Frager wrote:

Please remember that the agent, the Leisure World of Maryland Corporation, has the records and that requests should be directed to and follow the directions provided by that organization. Carole - some these requests may be more complicated based on the passage of time and the difficulty of finding records that match your criteria.
Dave

On Aug 14, 2017, at 1:55 PM, onomistee@aol.com wrote:

I wish someone starting at the top be forthcoming regarding request. When questions are asked and you truly do not know, then state honestly. We are suppose to be adults and looking out for the welfare of all residents in Leisure World.

Most of us have retired and wanted a great place to live; however, if there is no honesty, forthcoming of information and transparency, then what?

Stop the madness and lets work together.

Perhaps, we should question ourselves and thank your "Heavenly Father" we have a place to live!

Carole L. Portis

---Original Message---
From: admin <admin@justus.group>
To: David Frager <davidfrager@aol.com>; crystal castillo <ccastillo@lwmc.com>; LW Board of Directors <board@lwmc.com>; justus organization <justus@justus.group>; Town Hall organizing committee <thcommittee@justus.group>; mncpcc <mncpcc@justus.group>
Sent: Mon, Aug 14, 2017 1:40 pm
Subject: Books & Records - Admin. Bldg. studies

As per § 11B-112. Books and records of homeowners association, the following documents are to be provided for review and copy:

1. name of company, contract and report: professional cost estimators hired to provide administration building site plan cost estimates

2. name of companies, contracts and reports: administration building site plan soil bore test, sediment and storm water management studies

These reports have been referenced several times by Nicole Gerke in her presentations to CPAC and the LW BOD. When asked to provide a copy of each, she has failed to do so. During her presentation at today's CPAC meeting, when asked
the name of the company performing the professional cost estimates - she either didn't know it or refused to answer. Carole Kennon, Chair announced that information will be provided by Ms. Gerke after the meeting. Ms. Gerke was then observed texting someone. Moments later the meeting room door opened and Ms. Gerke was called out of the room by Kevin Flannery. She returned to the meeting several minutes later.

After the meeting had adjourned, Ms. Gerke was again asked for the name of the professional cost estimators, and to provide a copy of their report. She said, "I'm not comfortable giving that information."

Several of those witnessing this went to meet w/Crystal Castillo for the purpose of verbally making this production of Books & Records request.
Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”

325 standing room only!!!

slkatzman
President,
"JustUs" advocates to enhance the quality of life for all Leisure World residents

justus.group
admin@justus.group

Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
Hi Ms. Katzman,

This is to address your questions below, and please know that after this is sent to you, I will forward it to Mark Pfefferle, Chief of the Department's Development Application and Regulatory Compliance (DARC) Division because he is the Chairman of the Development Review Committee (DRC). Mr. Pfefferle can best address your comment about the DRC meeting this past Tuesday and its protocol. The three Leisure World residents sat along a side wall of the conference room and had clear sight-view of a Smart Board (an approximately 72-inch screen) that had the electronic plans displayed for the Committee to discuss the project. None of the conference rooms in the Department have microphones and the three residents did not indicate they were unable to hear the round-table discussion.

Your reference to a reconvened meeting on Tuesday, August 29, is confusing to me. To clarify, there is no such (reconvened) meeting of the DRC scheduled for this Site Plan on that date. The DRC's review of this Site Plan was completed this past Tuesday. The mention of this date at the meeting was regarding the 65th day before the tentative Planning Board hearing on November 2, 2017. The 65th day is a critical deadline for the Applicant to submit final revised plans by, in order to stay within the 120-day review of the Site Plan. If you need any further clarification about the August 29, 2017 deadline, and Area 2's review of the Site Plan please call me at your convenience and I will be glad to explain it to you. Thank you.

Lori Shirley
Planner Coordinator
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
T 301-495-4557
F 301-495-1313
E Lori.Shirley@montgomeryplanning.org
W MontgomeryPlanning.org
M-NCPPC
Lori: thank you for sending the documents.

on another note - 3 Leisure World residents took their time to drive and attend the Planning Development Review Committee meeting this morning - - I was unable to attend due the conflicting date/time with the monthly LW BOD meeting.

the protocol of the meeting has been reported to be less than satisfactory in that the participants huddled around the meeting table - and did not use microphones - leaving the guests unable to hear what was being discussed.

I'm informed that the meeting is scheduled to be reconvened on Tues. Aug. 29 - once again - the LW BOD meeting is scheduled on that same date - presenting a conflict for those LW residents who attend the monthly LW BOD meeting -

Can your meeting be rescheduled to another day to accommodate those of us who want to attend?

slk


slkatzman
President,
"JustUs" advocates to enhance the quality of life for all Leisure World residents
Thank you Lori.

Please provide the date of the Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) study and exemption letter (42016039E).

Not being able to access the DAIC files presents a major issue for Leisure World residents - short of fulfilling my previously request that each of the documents be emailed to me, what is the alternative and timely work around?

slk

Good morning Ms. Katzman,

In response to your question #2 below, the Applicant had a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) prepared, submitted and approved as an initial required plan review toward submittal of a site plan application for the new administration building and modifications to the Clubhouse I. An exemption letter (42016039E) was also approved in the review of environmental conditions at the site. This is the extent of the environmental plan reviews required for a site plan by the Planning Department. Another county agency, the Department of Permitting Services (DPS) Water Resources Section is reviewing the Applicant’s Concept Plan for stormwater management and Sediment and Erosion Control requirements. At tomorrow’s Development Review Committee (DRC) meeting, the Applicant will receive written and verbal comments regarding the status of their Concept Plan being “accepted” or “denied” as the site plan is reviewed in the 120-day process.

Based on your comment that some documents in DAIC are not readable, that will be addressed by Patrick Patterson, as he responded below. After I read your e-mail and stated concerns, I went in to DAIC from my computer and found all submitted documents on record in DAIC were accessible and readable. However, sometimes documents in DAIC, when viewed by the public (from the second server for access/viewing by those outside the Department) have had issues such as those you described.
Please know the server Planning staff views documents in DAIC from is “geographically” closer to our office building than possibly where you’re geographically located in relation to the second server. I’ve been told by Department IT staff, that “geography” does make a difference in the quality of the electronic records and documents, when viewed by the public from the second server in the system.

I hope this is helpful information. Please let me know if you have any other questions about the site plan. Thank you.

Lori Shirley  
Planner Coordinator  
Area 2 Division  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910  
T 301-495-4557  
F 301-495-1313  
E Lori.Shirley@montgomeryplanning.org  
W MontgomeryPlanning.org

From: Patterson, Patrick  
Sent: Monday, July 24, 2017 9:30 AM  
To: 17 justus <17justus.lwmd@gmail.com>; Shirley, Lori <lori.shirley@montgomeryplanning.org>  
Cc: Shires, Edward <edward.shires@montgomeryplanning.org>  
Subject: RE: Leisure World-Admin.Bldg. Site Plan 820170120  

Thank you Ms. Katzman. I’ll update my contacts.
1. I’ll inform our staff here in the DARC division. They may contact you to pinpoint which documents your having issues with in particular. I’ve cc-ed Ed Shires on this email for this reason.

2. I’m not sure. I can check, however, I’ll instead defer your question to Lori Shirley of the Area 2 Team. Lori is your best contact on contextual questions as she is the Lead Plan Reviewer for this project. The DARC division specializes in record keeping and document accessibility.

Respectfully,

Patrick M. Patterson

Planner, Development Applications & Regulatory Coordination

Montgomery County Planning Department

8787 Georgia Avenue

Silver Spring, Maryland 20910

(301) 495-4555 office

http://montgomeryplanning.org/

Texas A&M Urban Planning ’13 & ’15

EXCELLENCE

M-NCPPC90

From: 17 justus [mailto:17justus.lwmd@gmail.com]
Sent: Monday, July 24, 2017 8:56 AM
To: Patterson, Patrick <Patrick.Patterson@montgomeryplanning.org>; Shirley, Lori <lori.shirley@montgomeryplanning.org>
Subject: Leisure World-Admin.Bldg. Site Plan 820170120

Patrick:

my name is sheryl katzman

Please Note:

1. most of the DAIC - pdf links do not work - the few that do are unreadable
2. has an Environmental impact study been done by the county or submitted by LWMC?

slk
Good Morning,

Thank you for providing the review comments. So that I have your contact information properly documented, please reply back with your full name. I will assure that your review comments are routed to the appropriate depository.

Respectfully Requested,

Patrick M. Patterson
Planner, Development Applications & Regulatory Coordination
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
(301)495-4555 office
http://montgomeryplanning.org/


The architectural drawings do not provide the following information, if able to do so, you are requested to identify:

1. the number of front entry steps

2. the degree of incline for the ramps which make the entry accessible

3. location and distance of the handicapped parking spaces to the access ramps

4. are the ramps and main entry covered to protect the senior residents from the elements?

skatzman
President,
"JustUs" advocates to enhance the quality of life for all Leisure World residents

Albert Einstein – "We cannot solve our problems with the same level of thinking that created them."
Thank you Ms. Katzman. I’ll update my contacts.

1. I’ll inform our staff here in the DARC division. They may contact you to pinpoint which documents your having issues with in particular. I’ve cc-ed Ed Shires on this email for this reason.
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Respectfully,

Patrick M. Patterson
Planner, Development Applications & Regulatory Coordination

Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
(301)495-4555 office

http://montgomeryplanning.org/

Texas A&M Urban Planning '13 & '15

EXCELLENCE
M-NCPPC 90

From: 17 justus [mailto:17justus.lwmd@gmail.com]
Sent: Monday, July 24, 2017 8:56 AM
To: Patterson, Patrick <Patrick.Patterson@montgomeryplanning.org>; Shirley, Lori <lori.shirley@montgomeryplanning.org>
Subject: Leisure World-Admin.Bldg. Site Plan 820170120

Patrick:

my name is sheryl katzman

Please Note:

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slk
From: "Patterson, Patrick" <Patrick.Patterson@montgomeryplanning.org>
Date: July 24, 2017 8:46:12 AM EDT
To: "17justus.lwmd@gmail.com" <17justus.lwmd@gmail.com>
Subject: RE: Leisure World- Administration Building site plan(s)

Good Morning,

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Respectfully Requested,

Patrick M. Patterson
Planner, Development Applications & Regulatory Coordination

Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
(301)495-4555 office

http://montgomeryplanning.org/

Texas A&M Urban Planning ’13 & ’15

From: 17justus.lwmd@gmail.com [mailto:17justus.lwmd@gmail.com]
Sent: Friday, July 21, 2017 4:51 PM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>; Patterson, Patrick
<Patrick.Patterson@montgomeryplanning.org>
Cc: joan hecht <joan_hecht@yahoo.com>; bob ardike <marybeth.bob@gmail.com>; elaine hurley
<ew.hurley1190@bellsouth.net>; Janice McClean <janicewmclean@gmail.com>
Subject: Leisure World- Administration Building site plan(s)


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slkatzman
President,
"JustUs" advocates to enhance the quality of life for all Leisure World residents

Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
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my name is sheryl katzman

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To: "17justus.lwmd@gmail.com" <17justus.lwmd@gmail.com>
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Respectfully Requested,

Patrick M. Patterson
Planner, Development Applications & Regulatory Coordination
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
(301)495-4555 office

http://montgomeryplanning.org/

Texas A&M Urban Planning ‘13 & ‘15
Subject: Leisure World- Administration Building site plan(s)


The architectural drawings do not provide the following information, if able to do so, you are requested to identify:

1. the number of front entry steps
2. the degree of incline for the ramps which make the entry accessible
3. location and distance of the handicapped parking spaces to the access ramps
4. are the ramps and main entry covered to protect the senior residents from the elements?

slkatzman
President,
"JustUs" advocates to enhance the quality of life for all Leisure World residents

Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
Joan: Street Sense - (the same firm behind the proposed administration building boondoggle) is responsible for the Terrace Room

My biggest complaint -- how could I have forgotten

I wear hearing aids,

Who designed the Terrace Room remodel - OMG HARD surface on every inch of that room. EVEN a hammered tin ceiling - WHAT WERE THEY THINKING????????????????????

I guess that is the point - when it comes to resident's needs - nobody is thinking

ANGRY - when I think about it!!!!!!!!!!!!!!!!!!!!!!!!!!!

SOME of my many thoughts on this issue of a new ADM BLDG:

Why has there been so MUCH focus on the Admin BLDG by all those in positions of authority? Where was all this focus on Clubhouse I and Clubhouse II - the buildings that are used by the residents.

SO MANY of the "Improvements" for residents ARE so POORLY implemented.

Some that strike me each time I enter these buildings:

The decorating in Clubhouse I entry - all out of proportion.

Both ladies rooms are already old looking and one in particular POORLY designed

A number of years ago the ladies locker room was remodeled in CII. It was more usable and more comfortable before the refurbishing.

Showers are uncomfortable. The floor was too slippery now uncomfortable. All of the soap dispensers dispense soap on the counters.
The theater is so old - too much about it to enumerate

What top down study was done to determine usage requirement for "activity rooms" in both buildings

Why are the residents needs and requirements never mentioned and studied. Why was SO much effort put into considering what to do about a building for the "hired help"

On and on -

A DISGUSTED 10 RESIDENT OF LW

Joan M. Thomas #901 240 731 7822
Shirley, Lori

Rubin, Carol

Friday, June 09, 2017 10:15 AM

justus

Shirley, Lori

RE: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1

Sheryl,
Lori Shirley will be the assigned Lead Planner on the case.

Carol S. Rubin
Principal Counsel
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue, Suite 205
Silver Spring, Maryland 20910
tel: 301-495-4646; fax: 301-495-2173
e-mail: carol.rubin@mnccpc.org

This e-mail message is intended only for the addressee and may contain confidential and/or privileged material. Any interception, review, retransmission, dissemination, or other use of, or taking of any action upon this information by persons or entities other than the intended recipient is prohibited by law and may subject them to criminal or civil liability. If you received this communication in error, please contact us immediately at the direct dial number set forth above, or at (301) 495-4646, and delete the communication from any computer or network system.

From: Rubin, Carol
Sent: Friday, June 09, 2017 10:11 AM
To: 'justus' <justus.lwmd@gmail.com>
Cc: Butler, Patrick <Patrick.Butler@montgomeryplanning.org>; Afzal, Khalid <Khalid.Afzal@montgomeryplanning.org>; Lieb, David <David.Lieb@MNCPPC.ORG>
Subject: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1

Per our conversation last night, the Site Plan Application fees were $8,583.25. Also, I have attached the Site Plan application provisions from the Zoning Ordinance. If you want to look at anything else in the Ordinance, I linked it for you below, or you can find it by going to the Montgomery County website to the County Attorney’s link.

http://library.amlegal.com/nxt/gateway.dll/Maryland/montzon2014/chapter59montgomerycountyzoningordinance?f=templates$fn=default.htm$3.0$vid=amlegal:montgomeryco_md_mc

I received your emails, and I am sending copies to Patrick Butler, the Planning Supervisor for Area 2 who will ultimately be responsible for overseeing review of the case. I want to be sure that everything you send makes its way into the case file. I will also keep Khalid Afzal, the Area 2 Chief and David Lieb, my Senior Counsel in the loop.

Carol S. Rubin
Principal Counsel
Maryland-National Capital Park and Planning Commission
Hi Carol:

Please call me at your earliest convenience

301-871-5656

sheryl

slkatzman
President,
"JustUs" advocates to enhance the quality of life for all Leisure World residents

Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
Site Plan No. 820170120 Leisure World Administration Building and Clubhouse I

Appendix E

E-mail topic area: Call for Recusal of Norman Dreyfuss, Montgomery County Planning Board Member
From: admin@justus.group
Sent: Tuesday, October 10, 2017 12:32 PM
To: Anderson, Casey; Rubin, Carol; Shirley, Lori; Montgomery County Council; Justus organization; LW Green; Ike Leggett; press and tv media/
Subject: (2) Call for recusal Norman Dreyfuss:Commissioner-Mont. Co. Planning Board/ LW conflict of interest/re: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1
Attachments: MNCPP CH 2- Planning Bd.opinion.pdf; Admin. Bldg 4th option- 3-5-13 LWCCBOD Agenda packet.pdf; _03-05-13 LWCC BOD copy.pdf; cp_min_02-04-13.pdf; 4th option.pdf; Norman Dreyfuss app. 2nd term-Planning Board.pdf; Norman Dreyfuss app. 2nd term-Planning Board.pdf

From: "admin@justus.group" <admin@justus.group>
Date: August 13, 2017 3:23:32 PM EDT
To: casey anderson <casey.anderson@mncppc.org>, Carol Rubin <carol.rubin@mncppc.org>, Lori Shipley <lori.shirley@montgomeryplanning.org>, mont.co.council@justus.group, justus organization <justus@justus.group>, Town Hall organizing committee <thcommittee@justus.group>, LW Green <lwgreen@justus.group>, press and tv media <media@justus.group>
Subject: Call for recusal Norman Dreyfuss:Commissioner-Mont. Co. Planning Board/ LW conflict of interest/re: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1

To: Casey Anderson, Chair
Montgomery County Planning Board
re: Site Plan 820170120

From: S.L.Katzman, President
"JustUs"

Mr. Norman Dreyfuss is called upon to recuse himself or in the alternative be dismissed from any involvement in talks and decisions

1. Mr. Dreyfuss, who until recently held title to a condo unit in Leisure World Greens I, in which his mother resided. During his tenure in Leisure World, Mr. Dreyfuss/IDI maintained sales office presence in Leisure World of Maryland.

2. As seen herein below, Mr. Dreyfuss was the Leisure World of Md. developer responsible for construction of multiple high rise condo buildings and Clubhouse II:

In 1986 Mr. Dreyfuss/IDI applied for and on 5/22/86 obtained M-NCP&P Commission approval to construct "Clubhouse 2" (referred to as "Leisure World Community Center")


Application Type: FCP EXEMPTION

Application Type: FCP EXEMPTION
3. In 2013, he offered his expert testimony to the LW Community Planning Advisory Committee and the Leisure World Community Corporation Board of Directors on the subject Administration Building project.

4. Ms. Jolene King, who was employed as an "Executive Officer" by Mr. Dreyfuss/IDI, effective May 16, 2011 was hired by the Leisure World Community Corporation's wholly owned management corporation subsidiary (LWMC) as the Assistant General Manager for Facilities & Services. In this position, she was responsible for preparing information and reporting and pursuing management position and preferences for new building construction. **Ms. King has recently resigned her Leisure World position, to return and re-team with Mr. Dreyfus and IDI, therefore holding undue influence.**

**Idi Group Cos in Arlington, Virginial Business Profile | Infofree.com profile.infofree.com/biz/VA/Arlington/.../11132545418741**

Mr **Norman Dreyfuss** Executive Vice President.

**Ms Jolene King Executive Officer.**

general manager's report - Leisure World lwmc.com/docs/gmreports/gm_may.pdf

Jolene King will assume the position of Assistant General Manager for Facilities & Services ... She comes to Leisure World from IDI, and is familiar with the community and its operations.

IDI Presentation - Mr. Dreyfuss, Executive Vice President, and Mr. Rhodes, Vice President met with the committee to discuss the feasibility of constructing a mixed-use building. (See Attachment A - Mr. Dreyfuss’ Presentation.) After studying the local condominium market, Mr. Dreyfuss and Mr. Rhodes concluded that a mixed-use scenario could offset some of the cost of the administration building project. IDI offered to further discuss the matter with the Community Planning Advisory Committee and Board and has offered to invest the necessary resources to produce more detail. Mr. Lukas requested that if IDI submits a report to the Board of Directors that this committee receives a copy.


Administration Building, Option 4, Progress Report – Ms. King’s memo dated March 5, 2013, to the Board of Directors regarding the “update to exploration of the feasibility of a 4th option (mixed-use or other)” dated March 5, 2013, was distributed to the committee. The memorandum contains Norman Dreyfuss’ (Executive Vice President and COO of IDI) observations, thoughts and recommendations regarding a mixed-use project.

A transcript of Mr. Dreyfuss’ remarks made at the February Community Planning Advisory Committee was included in the agenda packet. Mr. Lukas gave a history of each of the four options which the Board of Directors will be asked to consider: option 1) renovation of the Administration Building within the existing footprint; option 2) expansion of the Administration Building; option 3) construction of a new Administration Building; and option 4) construction of a mixed-use building by an outside developer.

April 2, 2013 LWCC BOD minutes:

http://profile.infofree.com/biz/VA/Arlington/Idi%20Group%20Cos/11132545418741

Idi Group Cos located in Arlington, VA

1700 N Moore St Ste 2020
Arlington, VA 22209
(703) 558-7300
Business Profile

Web site       www.idigroup.com
Number of Employees  10 to 19
Annual Revenue    $10 to 50 Million
Years in business 10 or More Years
Type of business  Real Estate Developers
SIC             6552-001
Square Footage    1,000 to 4,999
No. of PCs         25 to 99
Small Business     No

Executives

- Giuseppe Cecchi Chief Executive Officer
- Norman Dreyfuss Vice President
- Jolene King Executive Officer
- Steve Palomino Human Resources Executive
- Patrick J Rhodes Jr Executive Officer
- Jesse Lee Chief Financial Officer
- Enrico C Cecchi Other Contacts

Analyst Packet

montgomerycountymd.granicus.com/MetaViewer.php?...6...


February 9, 2010

Leisure World developer appointed to planning board

Norman Dreyfuss, who developed Leisure World, a retirement community in Silver Spring, was selected Tuesday for a vacant spot on the five-member Montgomery County Planning Board.

Dreyfuss, 66, a Republican, will fill out the remainder of the term left vacant by the death last year of Jean Cryor, also a Republican. The vacancy had to be filled by a member of the same political party.

Dreyfuss was approved on a 6 to 3 vote. Council members Phil Andrews (D-Gaithersburg-Rockville), Roger Berliner (D-Potomac-Bethesda) and Marc Elrich (D-At Large) backed Kenneth Hurdle, who has been active in efforts to build community support for a major redevelopment of the White Flint area.
The part-time position as a planning commissioner pays $30,000. The planning board acts as the land use adviser to the Montgomery County Council, and helps supervise the $100 million planning and parks departments budgets. Commissioners also serve as members of the bi-county Maryland National Capital Park and Planning Commission, with their counterparts from Prince George’s County.

SOURCE: http://voices.washingtonpost.com/annapolis/2010/02/vacant_montgomery_planning_boa.html

FOR IMMEDIATE RELEASE
June 9, 2015

County Council Reappoints Casey Anderson and Norman Dreyfuss to Planning Board

Anderson and Dreyfuss will both serve four-year terms on the five-member Planning Board

SILVER SPRING, MD – The Montgomery County Planning Board, part of the Maryland-National Capital Park and Planning Commission (M-NCPDC), announces the Montgomery County Council’s reappointment of Casey Anderson (D) to the position of Planning Board Chair for a four-year term. The Council also reappointed Planning Board member Norman Dreyfuss (R) to a four-year term.

In addition to Anderson and Dreyfuss, the Planning Board members are Amy Presley (R), Natali Fani-González (D) and Marye Wells-Harley (D).

The Council originally appointed Anderson to the Planning Board in June 2011 and designated him as Chair in July 2014. Norman Dreyfuss was first appointed to a partial term in February 2010 and is now completing his first full term. Both members applied for reappointment.

“I am honored to be reappointed by the County Council as Planning Board Chair,” said Anderson. “I look forward to reorienting our agency. We need to align transportation rules more closely with economic development goals. We will facilitate a wider variety of housing types to meet the needs of our changing population and workforce, and streamline regulatory processes to speed up the review of new development while protecting the public interest.”

In overseeing the County Department of Parks, Chair Anderson said he will focus on creating great urban parks, providing more ball field capacity and facilities for active recreation, and building a world-class trail network.

“Thank you to Council President George Leventhal and the Council for their approval of my reappointment,” said Norman Dreyfuss. “I am pleased to continue the work of the Planning Board and provide a thoughtful and realistic approach to the most pressing land use projects and issues facing our region.”

Within three days of the Council’s appointments, the names of the appointees will be delivered to the County Executive, who will approve or disapprove the appointment within 30 days.

About the Montgomery County Planning Board
The Planning Board oversees the Montgomery County Planning Department and Department of Parks, and
advises the County Council on land use and community planning. The Chair serves a full time position on the Montgomery County Planning Board and receives a salary of $200,000. The part-time Board Members receive and annual salary of $30,000. They also serve as Commissioners of the Maryland-National Capital Park and Planning Commission, a bicounty agency established in 1927 to protect public land.

As part of the Maryland-National Capital Park and Planning Commission, the Montgomery County Planning Board works to:
- Manage physical growth.
- Plan communities.
- Protect and steward natural, cultural and historical resources.
- Provide leisure and recreational experiences.

Learn more about the [Montgomery County Planning Board](http://www.montgomeryplanningboard.org/about/board_members.shtml).

**About Casey Anderson**
Casey Anderson is a Silver Spring resident, attorney and community activist. Previously, Anderson served on the boards of the Washington Area Bicyclist Association, Citizens League of Montgomery County, Coalition to Stop Gun Violence and Committee for Montgomery. He is also a former vice president of the Woodside Civic Association and executive vice chairman of the Silver Spring Citizens Advisory Board. Anderson holds undergraduate and law degrees from Georgetown University, and a graduate degree in journalism from Columbia University.

**About Norman Dreyfuss**
Appointed to the Planning Board in February 2010, Norman Dreyfuss, is executive vice president of IDI MD, the developer of Leisure World and many other developments throughout the Washington, D.C., region. Dreyfuss, who has worked in all aspects of community development, is a champion of affordable housing and co-chairs the County's annual Affordable Housing Conference. He formerly served as Commissioner on the Montgomery County Housing Opportunities Commission. A resident of Potomac, Dreyfuss holds a law degree from American University and degrees in mechanical engineering and fine arts from Rutgers University.

[http://www.montgomeryplanningboard.org/about/board_members.shtml](http://www.montgomeryplanningboard.org/about/board_members.shtml)  

**Norman Dreyfuss**

**Commissioner**

Appointed to the Planning Board in February 2010, Norman Dreyfuss, is executive vice president of IDI MD, the developer of Leisure World and many other developments throughout the Washington, D.C., region. Dreyfuss, who has worked in all aspects of community development, is a champion of affordable housing and co-chairs the County's annual Affordable Housing Conference. Mr. Dreyfuss formerly served as Commissioner on the Montgomery County Housing Opportunities Commission. A resident of Potomac, Dreyfuss holds a J.D. from American University and a B.S in Mechanical Engineering and a B.A. in Fine Arts from Rutgers University.


Developing Better Environments For People
IDI has been building landmarks in the Washington metro region for 40 years. Our portfolio includes over 12,000 condominiums, 2.7 million sq. ft. of commercial office and retail space, 1,400 hotel rooms, 1,000 single family homes, and 2,400 acres of land development for residential construction. **IDI pioneered the development of active adult living with the “Leisure World” communities in Maryland** and Virginia, and is an industry leader with its conversion of over 3,000 high-rise and garden units into workforce affordable homes.

http://www.idigroup.com/team/

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**Norman Dreyfuss (Since 1981)**

*Executive Vice President*

*Email: ndreyfuss@idigroup.com*

*Phone: 301.503.3643*

Mr. Dreyfuss has served as IDI’s COO & Project Manager responsible for the development of over 4000 units in numerous condominium projects, including Leisure World of Maryland, Leisure World of Virginia and the Ambassador Hotel conversion to workforce affordable housing in Wheaton, MD, as well as the Leisure World Shopping Plaza.

Dreyfuss currently is a Commissioner on the Maryland-National Capital Park & Planning Commission (MNCPPC); earlier in his career, he served as a Commissioner on the Montgomery Housing Opportunities Commission and as President of the Maryland National Capital Building Industry Association. Prior to joining IDI, Dreyfuss was Executive Vice President & COO of Carl Freeman Associates where he directed the development of over 2,000 residential units, the Sea Colony resort project and several shopping centers. He is a graduate of Rutgers University with degrees in engineering (BSME) and fine arts (BA), and the Washington College of Law at American University (JD).

* http://www.idigroup.com/category/multifamily/

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**Leisure World Of Maryland**

*(Silver Spring, MD)*

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<tr>
<th>Vantage Point East &amp; West</th>
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<tr>
<td>Two Buildings</td>
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<td>10 stories</td>
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<td>730 units</td>
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</table>
Villa Cortese
Four Buildings
4 stories
170 units

Greekside
Two Buildings
5 stories
189 units

The Overlook
Silver Spring, Maryland
10 stories
260 units

...

[Message clipped]

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slkatzman
President,
"JustUs" advocates to enhance the quality of life for all Leisure World residents

admin@justus.group

Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
LEISURE WORLD OF MARYLAND CORPORATION

1. **New Assistant General Manager** —

Jolene King will assume the position of Assistant General Manager for Facilities & Services effective May 16th. In the interim, Jolene will be attending certain meetings in the Community. She comes to Leisure World from IDI, and is familiar with the Community and its operations.

c. **Report on Mixed Use Administration Building** — Mr. Norman Dreyfuss, Executive Vice President and COO of IDI, stated that he was requested to attend the Community Planning Advisory Committee meeting to discuss the possibility of providing a development program for a mixed-use building in the Administration parking lot. He noted that this is the only project and location they are considering in Leisure World.

Mr. Dreyfuss commented that constructing a new mixed-use building that would house all current functions of the Administration Building was not, in his opinion, cost effective. He suggested that the better value to the community would be to remodel the existing Administration Building for use in its entirety by the Leisure World of Maryland Corporation and move the bank, post office, and realtor services to the first floor of a new mixed-use building containing 40-60 dwelling units on the upper floors. He discussed probable costs involved and potential income for the community, and stated that the planning process, including approvals from the County, could take 18 months. Construction would probably add another year.

Questions on this topic should be addressed to the Board or to management.
6. Unfinished Business –

a. Administration Building Option 4 Progress Report –

Space used by Realtors: The topic of leased spaces in the Administration building was discussed.

Upon motion by Mr. Namovitz, the Community Planning Advisory Committee recommends that the Board of Directors directs Management to inform Welchert that options are under discussion for full use of the Administration Building that may or may not impact their occupancy. The motion failed.

Feasibility of 4th Option - Ms. King distributed a report, “Exploration of the Feasibility of a 4th Option (Mixed-Use or Other)” dated February 4, 2013, which contained feedback about a 4th option from three developers: Ken Woodring; Classic Community Corporation; and IDI Group Companies.

IDI Presentation - Mr. Dreyfuss, Executive Vice President, and Mr. Rhodes, Vice President, met with the committee to discuss the feasibility of constructing a mixed-use building. (See Attachment A - Mr. Dreyfuss’ Presentation.) After studying the local condominium market, Mr. Dreyfuss and Mr. Rhodes concluded that a mixed-use scenario could offset some of the cost of the administration building project. IDI offered to further discuss the matter with the Community Planning Advisory Committee and Board and has offered to invest the necessary resources to produce more detail. Mr. Lukas requested that if IDI submits a report to the Board of Directors that this committee receives a copy.

b. Physical Properties Salt Shed – A sketch of a salt shed by A. R. Meyers Architect will be shown to a few contractors to confirm that the $35,000 estimated cost is in the ballpark.

c. Fitness Center – Included in the meeting packet was a draft conceptual plan for a 4,500 square foot expanded Fitness Center. The plan was discussed at length and some changes were suggested. Ms. King will report the suggested changes to the E&R Advisory Committee when the plan is presented to them on February 5.

Ms. King stated that the next step will be to lay out this plan on a site plan to see the relationship between the expansion and the lobby of the existing building and the pool.

The Energy Advisory Committee will be consulted to discuss how the Fitness Center can be made as energy efficient as possible.
325 standing room only!!!

slkatzman
President,
"JustUs" advocates to enhance the quality of life for all Leisure World residents

justus.group
admin@justus.group

Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
MONTGOMERY COUNTY PLANNING BOARD
OPINION

Site Plan Review #8-86028
Project Leisure World Community Center

On March 24, 1986, Rossmoor - IDI Associates submitted an application for the approval of a site plan for property in the PRC zone. The application was designated Site Plan Review #8-86028.

On May 22, 1986, Site Plan Review #8-86028 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds:

1. the site plan meets all of the requirements of the zone in which it is located;

2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe and efficient; and

3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

and approves Site Plan Review #8-86028 subject to the following conditions:

1. A Site Plan Enforcement Agreement and Development Program shall be submitted to staff for approval prior to release of building permit.

2. Add four Pin Oaks and five Red Maple in parking lot for staff approval.
Leisure World Community Corporation
Board of Directors Meeting # 5

March 5, 2013
(postponed from 2/26/13)

LWCC Board is composed of 34 Directors representing 29 Mutuals and 5,614 units.

Members present:
Charles Smith (MM), Jim Perretta (MM), Linda Wacha (MM), Mary Louise Furgurson (MM),
Shannon Braddock (M5), Frances Nebesky (M6B), Edward Teitelbaum (M6C)**, Arthur
Rounds (M7), Nadine Roberts (M8), Lennox French (M9), Paul Eisenhaur (M10), Darlene
Hamilton (M11), Marian Altman (M12), Billie Saunders (M13), Richard Bambach (M14),
Richard Carlson (M15), Joan Allston (M16), Barbara Cronin (M17A), Frances Deakins (M17B),
Patricia Eaton (M18), Patricia Dunn (M19A) Lawrence Damsky (M19B), Ken Zajic (M20A),
Lawrence Traynham (M20A), Philip Marks (M20B), Al Lukas (M20B), Rosalind Kipping
(M21), Neil Ross (M23), Henry Jordan (M24), Roy Dickstein (M25), Barry Lubin (M26), David
Frager (M27).

*M6A currently has no representative to the Board.

**(M6C) Special Representative Edward Teitelbaum – notice received by email from Mutual

Members Absent:
Elizabeth Sherman (M22)

Management Present:
Kevin Flannery, General Manager, Tim Coursen, Assistant General Manager; Jolene King,
Assistant General Manager; Berri Sommer, Executive Assistant, Sue Velasquez, Administrative
Assistant; Donna Buckeridge, Assisting Administration.

Visitors:
Linc Cummings, Cummings & Leeds
Norman Dreyfuss, IDI
Andrew Afflerbach, CTC Technology & Energy

1. **Call to Order** – The Chair called the meeting to order at 9:30 a.m.

2. **Chair’s Remarks** –

   Appointments: Brad Londy, M24, Public Relations; Bob Henkel, M17A, Security &
   Transportation; Joan Schmier, M11, Security & Transportation; Ray
   Kurlander, M17B, Restaurant; and Gene Byron, M27, Community
   Planning.

   Resignations: Dave Bowden, M17A, Security & Transportation; Jack Rich, M11,
   Security & Transportation; Rosemary Marks, M24, Education &
   Recreation; Charles Warner, M19A, Emergency Preparedness; Frances
Deakins, M17B, Restaurant; Virginia Austin, M19B, Health; and Dave Frager, M27, Community Planning and Government Affairs.

**Chair/Vice-Chair Appointments:** Duke Ducharme, MM, and Mary Mandeville, M17A, will serve as chair and vice-chair, respectively, of Emergency Preparedness.

**Office of Vice-Chair Resignation:** Julia Plotnick resigned as Vice Chair of Emergency Preparedness but will continue to serve on the Committee.

**Meeting Dates of Note**

- **February 20** – The Executive Committee held an open work session to discuss future topics for Board consideration. They will meet again on March 20.
- **February 25** – A presentation was made by Michael Schwartz, Chair of the Budget & Finance Advisory Committee, to advisory committee chairs and other interested parties. The topic was “Roles and Responsibilities of Advisory Committees in Development of Budgets.”
- **Week of May 20** in the afternoon (date to be determined) – Community Open Forum. Among topics to be discussed at the Open Forum will be 2014 budget assumptions. Michael Schwartz, Chair of Budget & Finance Advisory Committee, will present the topic and answer questions. Residents may also bring up other Community topics.
- **Week of August 5** in the evening (date to be determined) – Budget Forum. Michael Schwartz, Chair of Budget & Finance Advisory Committee, will be the speaker at this meeting. The meeting will take place after the 2014 budget has been made public and before the Board of Directors takes action on the budget.

**Agenda Packet Format** – Ms. Cronin complimented the staff on the helpful addition of identifying agenda items at the bottom of each page.

**Restaurant Committee Request** – At its meeting on February 25, 2013, the Restaurant Committee passed a resolution requesting the Board’s authorization to meet with a restaurant consultant for an hour, free of charge. In the chair’s view, no Board authorization is required; however, the committee should clearly state to the consultant that the meeting does not commit anyone to using him in the future on a fee for service basis.

**Open Forum** – The Chair reminded visitors that during Open Forum each visitor may speak only once on any action item.

3. **Adoption of Agenda** – The agenda was adopted as written, by general consent. The Chair stated, however, that when Mr. Norman Dreyfuss, of IDI, arrives, he will speak to the Board at that time on the viability of having a mixed use building for the Administration Building.
4. **Approval of Minutes of Meeting 1/29/13** – Minutes of the meeting held January 29, 2013, were approved with the following correction: on page 1, under “Advisory Committee Chairs and Vice Chairs,” “Entertainment & Recreation” should be changed to “Education & Recreation.”

5. **General Manager’s Report** – The General Manager’s Report for February 2013 was received, noted, and made a part of the record. Mr. Flannery distributed additional notes and reported on the following topics:

- **2012 Audit Report** – The report was released to the Audit Committee on 3/1/13, prior to their meeting on 3/8/13. Any recommendations from the committee will be incorporated into the draft before it is released to the Board (anticipated to be the middle of the week beginning 3/11/13).

- **Cash Flow** – As a result of transitioning health care services to MedStar, there will be an improvement in the Community’s cash flow. For the past two years, the operating account has had a line of credit from the Resales Fund of $350,000. As of 2/28/13, that amount has been reduced to $100,000.

- **Accounts Receivable – Healthcare** – A receivable from services provided while the Leisure World of Maryland Corporation was operating the Medical Center was approximately $240,000 as of 12/31/12 (including both pharmacy and physician services). As of 2/28/13, the balance is reduced to $32,000.

- **Amendments to Articles of Incorporation** – The amendments passed by the Board will be filed in March. In Article 7, a typographical error in the listing of Mutuals will be corrected. In addition, a footnote will be included relative to the Articles of Consolidation filed by Montgomery Mutual in April 1971.

- **Meetings with Potential Lenders** – Management has now concluded meetings with the following lenders relative to the potential borrowing of funds for financing of future amenities, if desired by the Board and the Community:
  
  Sandy Spring Bank  
  Revere Bank  
  Bank of America

  The initial response from each organization has been positive.

- **Restaurant Contract** – The food service contract expires at the end of 2013. Management will be working with the Restaurant Advisory Committee in March.

- **Bus Lease** – The Security & Transportation Advisory Committee has begun discussions about the lease of the buses. The previous lease was extended due to a four-month delay in receiving custom-made frames. The current lease will therefore
expire in April 2014.

- **Inclement Weather** – Any cancellations due to snow will be posted on the informational TV channels.

- **Healthcare Services** – Ginny Bronaugh, Medical Center Administrator, reported to the Board on the status of healthcare services. She stated that specialists in endocrinology, hematology and oncology, as well as orthopedics, are now seeing patients. A dermatologist has been contracted to start on April 15th. An additional nurse practitioner will provide psychiatric counseling, and Dr. Michael Griffith will join the dental practice.

Saturday hours were implemented February 2nd. The schedule will be covered by a physician three Saturdays a month and by a nurse practitioner on the fourth Saturday. The pharmacy is expected to open on Saturdays in April, when software and staffing issues are resolved. The projected date for implementation of electronic medical records is May 1st.

- **Deer Committee** – Assistant General Manager Jolene King reported that the Deer Committee has been meeting monthly. A deer study conducted in August and September indicated that there are approximately 51 deer in the community. (Note: The survey previously noted that this number is considered to be twice what the acreage is able to adequately support.) Patriot Land & Wildlife presented a proposal for deer management at the committee’s February 2013 meeting. The committee will meet with a second company and anticipates presenting a proposed deer management program to the Board for their consideration in April.

6. **Action Items** –

   a. **RFP for Accounting and Property Management Software and Hardware** – Mr. Flannery introduced Linc Cummings, a principal of Cummings & Leeds (C/L), to report on the next steps relative to the RFP.

   Mr. Cummings described C/L’s process in developing the RFP and answered Board members’ questions. He stated that C/L also consulted with CTC Technology & Energy to help them understand the communications infrastructure at Leisure World. He predicted that the new financial software will dramatically improve the flow of information and control of finances for Management and the Mutuals. He anticipates that the new system should be in full operation by January 1, 2014. An expert in the software will provide training to LWMC employees.

   Upon motion by Mr. Marks, the Board agreed by general consent –

   **Resolution # 21, 3/5/13**
That the LWCC Board of Directors accepts the proposed RFP regarding the purchase of new Accounting and Property Management Software and Hardware, and directs that it be sent out for bids.

b. **Telecommunications Consulting Contract** – Mr. Flannery introduced Andrew Afflerbach, CEO of CTC Technology & Energy (CTC) to address the telecommunications consulting contract in the packet. (The Overview in the packet was developed by C/L.) Mr. Flannery explained that the focus of CTC’s proposal is on communication between the locations in the Leisure World of Maryland Corporation (LWMC); it will not directly affect residential telephone service.

Mr. Afflerbach gave an overview of CTC’s proposal, which is to provide broadband fiber optic communications services for LWMC, and described how they will proceed. He answered questions from Board members and visitors.

Upon motion by Mr. Marks, the Board agreed by general consent –

**Resolution # 22, 3/5/13**
That the LWCC Board of Directors accepts the proposed telecommunications consulting contract proposed by CTC Technology & Energy. The total amount of the contract is $28,560, with the project to be completed within three months from the date it is signed. Funds to come from the Telecommunications (Comcast) Fund.

c. **Recommendations from the Restaurant Advisory Committee** –

Two motions in the packet from the Restaurant Advisory Committee were carried over from the January meeting. The Executive Committee proposed a substitute motion, which was discussed by the Board. After discussion, the Board agreed –

**Resolution # 23, 3/5/13**
In order to ensure that the renovation of food service capabilities and dining spaces in Clubhouse I is integrated and comprehensive and meets the current and proposed (future) needs of the LW community, funds are required for the development and evaluation of an integrated, comprehensive proposal that includes:

1. Proposed space modifications, including possible options, in the Stein Room, Terrace Room, Maryland Room, Cascade Bistro, and Chesapeake Room,
2. Food service kitchen capabilities and possible modifications, and
3. The food services to be provided in all dining spaces, as well as catering services in and from Clubhouse I.
The LWCC Board of Directors authorizes management to spend an amount up to $15,000, in order to accomplish the proposal laid out above. Money for this proposal is to come from the Resales Fund.

d. **Advisory Committee Charter Revisions: Community Planning** – At the Executive Committee meeting, Mr. Traynham suggested the following footnote, which will be added to Appendix A to clarify the definition of “Facilities Plan”:

“Compendiums of active authorized Trust-related projects to be investigated and/or designed, developed, constructed, and operated over 10 to 15 years. Each project will include the lead advisory committee, a description and justification of the project, estimated cost and timeline to complete, relationship to the Strategic Plan, and the current status of the project.”

After discussion, the Board agreed –

**Resolution #24, 3/5/13**
To approve the Community Planning Advisory Committee Charter dated January 14, 2013, as amended.

e. **Policy and Procedures Special Committee Report** – Ms. Wacha asked Colette Collier Trohan to give an overview of the report and explain the process followed by the Committee. Board members were requested to contact the Committee directly with any questions regarding the report, which will be discussed at the next Board meeting.

f. **Executive Committee Motions** –

i. **Committee to Review Governing Documents** – The Executive Committee introduced a motion to discharge the Committee to Review Governing Documents, and the Board agreed –

**Resolution #25, 3/5/13**
The Board of Directors thanks the members of the Special Committee to Review Governing Documents for their past work and for the report they submitted in fall 2012. The Committee has served its purpose and is now discharged.

ii. **LWMC General Manager Evaluation** – The Executive Committee forwarded a motion concerning evaluation of the General Manager, and the Board agreed by general consent –
Resolution # 26, 3/5/13

The General Manager’s 2013 Evaluation Committee will consist of Roy Dickstein (M25), chair; Jackie Rabinow (M14), Paul Eisenhaur (M10), David Frager (M27), and Lennox French (M9). It will conduct the evaluation required by the General Manager’s contract and Board resolutions. Information will be solicited and obtained that will facilitate Board discussions during 2014, when the General Manager’s current contract expires. The Evaluation process will focus on members of the Board and Advisory Committee Chairs, who will be encouraged to obtain comments from a broad spectrum of the residents.

7. Updates

a. Legal Opinion re Trademark of Leisure World – The Board received a confidential legal opinion from trademark attorney Theodore A. Breiner, of Breiner & Breiner, LLC. The opinion addressed use of the name Leisure World and/or Leisure World of Maryland. He recommended that any proposed consulting contract relative to use of the name be sent to him for review prior to execution.

b. Status Report on Financing Capital Projects – Mr. Flannery reported that he has met with representatives from three banks – Sandy Spring Bank, Revere Bank, and Bank of America – concerning financing of major projects under consideration by the Board. He has received positive feedback from all three. He advised that the Board of Directors needs to consider whether or not it wants to borrow the funds for major projects in approximately two years. He suggested that the Board prioritize its contemplated projects in order to determine the amount of money needed for those projects and how best to fund them. Any funds borrowed would be repaid through the Resales Fund. The Chair stated that any questions or comments regarding this subject should be sent to the General Manager.

c. Report on Mixed Use Administration Building – Mr. Norman Dreyfuss, Executive Vice President and COO of IDI, stated that he was requested to attend the Community Planning Advisory Committee meeting to discuss the possibility of providing a development program for a mixed-use building in the Administration parking lot. He noted that this is the only project and location they are considering in Leisure World.

Mr. Dreyfuss commented that constructing a new mixed-use building that would house all current functions of the Administration Building was not, in his opinion, cost effective. He suggested that the better value to the community would be to remodel the existing Administration Building for use in its entirety by the Leisure World of Maryland Corporation and move the bank, post office, and realtor services to the first floor of a new mixed-use building containing 40-60 dwelling units on the upper floors. He discussed probable costs involved and potential income for the
community, and stated that the planning process, including approvals from the County, could take 18 months. Construction would probably add another year.

Questions on this topic should be addressed to the Board or to management.

d. **PPD Presentation to Make Changes in Work Areas** – Assistant General Manager Jolene King presented a plan (included in the agenda packet) to renovate the customer service and administrative offices in the Physical Properties building. She described the proposed changes in detail.

Ms. King introduced Tony Marotta, Chair of the Physical Properties (PPD) Advisory Committee. He stated that the PPD Committee is fully in favor of the proposed project, which they believe will boost employee morale.

Mr. Flannery stated that management will develop a comprehensive report within the next two months on all of the projects the Board has been considering. He asked that any suggestions regarding any of the projects be sent, in writing, to the appropriate advisory committee.

e. **Management Objectives** – The objectives were distributed to the Board electronically. Mr. Flannery stated that management plans to provide the Board with a status update every 30 to 45 days. Updates will be posted on the Leisure World website. The objectives are consistent with the Strategic Plan approved by the Board in 2010.

8. **New Business**

a. **Public Relations Advisory Committee Proposed Consultant Contract** – Mr. Tahler, vice-chair of the committee, stated that, after interviewing three companies, the committee has selected Creating Results to assist them in achieving their goals.

Upon motion by Mr. Marks, the Board agreed –

 Resolution # 27, 3/5/13
That the LWCC Board of Directors approve the contract with Creating Results in an amount not to exceed $27,835; funds to come from the 2013 Public Relations Committee line item. The General Manager is authorized to execute the agreement.

Upon motion by Ms. Altman, the Board agreed –
Resolution # 28, 3/5/13
To forward the Creating Results contract to the trademark attorney, Theodore A. Breiner, for review prior to executing the contract.

9. **Correspondence** – The Board reviewed correspondence received and sent out during the past month, as well as the Resolutions considered by advisory committees during January.

10. **Open Forum** – The following residents spoke on the topics indicated:

    • Barbara Braswell, MM – Name of Administration Building; open forum.

11. **Adjournment** – There being no further business to come before the Board, the meeting was adjourned at 12:50 p.m.

12. **Next Meeting** – The next meeting of the Board will be held on Tuesday, April 2, 2013 (postponed from March 26), at 9:30 a.m. in the Montgomery Room.

Henry Jordan, Executive Secretary
ADMINISTRATION BUILDING RENOVATION

EXPLORATION OF THE FEASIBILITY OF A 4TH OPTION (MIXED-USE OR OTHER)

Jolene King
February 4, 2013

BACKGROUND
In 2011, the LWCC Board of Directors approved $1.75 million for the renovation of the Administration Building within its existing footprint. The Community Planning Advisory Committee, working with A.R. Meyers Architects, presented three options to the Board in August 2012:

- $2.3 million to renovate within the existing footprint
- $3.2 million to renovate and expand the existing building with a 3,300 sf addition
- $5.2 million to build a new 20,000 sf building in the vicinity of the Administration Building parking lot and tear down the existing building to create parking closer to Clubhouse I.

In October 2012, the Board asked Management to explore the feasibility of a 4th Option for a mixed-use facility or any other possibility relative to the renovation of the Administration Building and report back in February 2013.

METHODOLOGY
In the today's economic environment, few developers are building condominium units outside of urban and high density areas such as metro stops, because condominium sales prices are not high enough to justify project costs. Management reached out to the development community with the objective of identifying if there exists an opportunity to leverage the potential development of residential units on Trust owned property to offset costs for the Administration Building project. Three developers were contacted who have prior experience building and selling units within the Community and have knowledge of the governance and operating structure of Leisure World. Developers who prefer ownership positions (rental units) were not consulted. Developers whose approach is to first, tie-up land under an option agreement before doing any initial assessment of feasibility were not consulted. The three developers who were contacted are:

- Classic Community Corporation – developer of 85 units in Leisure World
- IDI Group Companies – developer of 2,300 units in Leisure World
- Ken Woodring – developer of 46 units in Leisure World

This exploration of feasibility was conducted at no cost and with no commitment on behalf of the community. An overview of the community, description of the Administration Building, purpose of the renovation, and the options being considered were shared. Reaction to the community’s desire to ascertain if mixed-use or other scenarios could benefit the community (financially or otherwise) was sought.
FINDINGS
The feedback ranged from the negative to the positive.

NEGATIVE
Ken Woodring: Believes that a mixed-use building would not be attractive to the senior population and therefore, would be difficult to market. Has no interest in pursuing the option.

PROBABLE
Classic Community Corporation: Sees a mixed-use project as "probably feasible" and would offset some costs of the Administration Building project, but not all. Would want a more developed proposed plan from the Community - information to identify what land would be offered (how much and where), what type of units the community is looking for, what type of deal structure (sell the land upfront or joint venture), etc. In order to make any further assessment of viability. Classic is fully committed (to other projects) at this time and is not interested in pursuing this opportunity, but may consider it in the future if a detailed plan from the Community is presented.

POSITIVE
IDI Group Companies: Commissioned a study of the condominium market in Leisure World and reported that a mixed-use project is feasible and could offer a financial benefit to the Community. Believes that the land in the vicinity of the Administration Building is unlikely to yield a sufficient number of residential units to provide new administrative facilities at no cost, but it would defray a portion of the cost. Would need community input in order to build a pro forma and determine how many residential units are possible, probable locations, and the configuration (one or more buildings?). Developer is willing to further explore the feasibility of various scenarios and welcomes the opportunity to speak with the Planning Advisory Committee and Board to further discuss possibilities.

CONCLUSION
Reaction from the development community was varied. Ken Woodring does not believe that a unit in a mixed-use building would attract the senior market. Classic Community Corporation believes that a mixed-use option is most likely feasible, but has no interest at this time. The IDI Group Companies studied the local condominium market and concluded that a mixed-use scenario would be feasible and can offset some of the cost of the administration building project. Input from the Community will be needed in order for a developer to produce more details to answer questions such as how many units would be constructed, what is the size and location of the building(s), what benefit(s) would be realized by the Community, etc. Other viable options may be revealed as a result of these discussions. The IDI Group Companies has offered to further discuss the process and potential scenarios with the Community Planning Advisory Committee and Board and has offered to invest the necessary resources to produce more detail.
To: LWCC Board of Directors
From: Jolene King
RE: UPDATE TO EXPLORATION OF THE FEASIBILITY OF A 4TH OPTION (MIXED-USE OR OTHER)
Date: March 5, 2013

The IDI Group Companies, represented by Norman Dreyfuss, Executive Vice President and COO, and Patrick Rhodes, Vice President, attended the Community Planning Advisory Committee meeting on February 4, 2013. Mr. Dreyfuss shared the following observations, thoughts, and recommendations regarding a mixed-used project. (The comments below relate to the feasibility of a mixed use project. The speaker was not asked to comment on the three options for renovating the Administration Building, e.g. renovate within the existing footprint, expand, or build new.)

- IDI commissioned a market study and determined that although the condominium market is still in the recovery stages, the indications were favorable for moving a project of this type forward.

- It would take about 3 years to move a project from approval through completion.

- The available land near the administration building faces the golf course which is a positive feature for residential units. The location is convenient for walkers as well.

- A mixed-use building is feasible. It would be smaller in scale because there is not much available land near the Administration Building. The number of residential units which could be reasonably constructed in that area would not be sufficient to offset the total cost of new facilities. In other words, it is unlikely that all of the functions of the administration building could be incorporated into a mixed use building at no cost to the community.

- There is potential value in a mixed-use building to defray costs for new or renovated facilities. The best value for the Community (least expensive approach) may be to modify the existing Administration Building for use solely by the Leisure World of Maryland Corporation, and relocate the resident services of bank, realtor, and post office into the mixed used building. If additional land was available, other possibilities would exist.

- Cost was the only factor addressed; and no other convenience factors such as closer parking to the clubhouse, or other community objectives were considered.

- Other scenarios can be considered once the Community's priorities and preferences are identified. Then IDI can evaluate what the number of units, number of buildings, and/or height of the buildings may be.

- IDI has a successful 25+ year history with Leisure World. They have confidence in Leisure World and are willing to invest resources to further explore feasibility with the Community.
Hi, Berri,

I received this email from Marian Altman this morning. I think it needs to be added to the Board packet under the item it addresses 7.c. I believe the attachment is already part of the packet.

Barbara

--------- Original Message ---------
Subject: 4th Option Presentation
Date: Wed, 13 Feb 2013 08:06:24 -0500
From: Marian Altman <Altman15004@comcast.net>
To: Barbara Cronin <ba.cronin@comcast.net>

Barbara,

I wanted to express my opinion as I will be out of town when the Exec Committee meets to hear the presentation of the 4th option. The resolution (#56) passed by the BOD in September states:

“That the Leisure World Community Corporation request that the Community Planning Advisory Committee work with Management to explore the feasibility of a mixed-use (residential and commercial) building on Trust property which would provide space to Leisure World of Maryland Corporation services and tenants presently located in the Administration Building, or other viable options. A report will be made to the Board of Directors no later than the February 2013 meeting.”

The presentation made by IDI was to take the “tenants” out of the Administration Building and put them with residential somewhere else on trust property suggesting maybe part of the golf course and rehab the Administration Building for LWMC.

When I asked Norman Dreifuss, more than once, expressing the resolution from the Board “was it feasible for a building located in the parking lot to house both the Administration Building and a condominium” he said “No” but then went on about building a new building (residential and our commercial tenants) somewhere else on trust property (expressing part of the golf course) saying that maybe the residents’ attitude has now changed from 7-8 year ago. The meeting then focused on “golf course/condominium conversation. This is not what management was asked to do which I will express at the LWCC BOD meeting.

Please read the wording of the feedback of “POSITIVE” in Jolene’s report very carefully as it refers to “building(s)” and it implies that it could not be done at no cost to LWCC but it would “defray a portion of the cost.” The sentence “Would need community input in order to build a pro forma and determine who many residential units are possible, probable locations, and the configuration (one or more buildings?).” does not sound like a “mixed use building in our parking lot to me.

agenda Item 7-c
1 page of Administration Building
LEISURE WORLD COMMUNITY CORPORATION  
COMMUNITY PLANNING ADVISORY COMMITTEE  
Minutes of the Regular Meeting  
February 4, 2013

MEMBERS PRESENT: Al Lukas, Chair; Carole Kennon, M6C, Vice Chair; George Stephens, MM; Robert Namovicz, M10; Marian Altman, M12; Billie Saunders, M13; Sophie Peters, M17A; Jordan Harding, M17B; Joel Swetlow, M18; Yolanda Hunt, M21; Joan Jenkins, M23; and Gene Byron, M27.


LWMC: Jolene King, Assistant General Manager; and Nancy Gordon, Trust Assistant.

IDI: Norman Dreyfuss; Executive Vice President; and Mr. Rhodes, Vice President.

VISITORS: Bud Tardiff, M6C; Jackie Rabinow, M14; Barbara Fink, M15; Joyce Temple, M17B; Alan Rundquist, M19B; David Kipping, M21; and David Frager, M27.

1. Call to Order -- Mr. Lukas called the meeting to order at 10:00 a.m.

2. Approval of Agenda -- The Agenda was approved as presented.

3. Chair’s Remarks --

   Mr. Lukas welcomed new member Mr. Byron

4. Approvals of Minutes -- The Minutes of the January 7, 2013, meeting were approved as corrected. 6 B. Mr. Harding (not Mr. Jordan) asked the name of the developers to whom Ms. King spoke and it was Mr. Harding who asked that it be reflected in the Minutes that he objected to not getting an answer to his question.

5. Administrative Items --

   Vice Chair - Ms. Kennon has been appointed vice chair of the committee.

   Committee Binders - Updated committee binders were either picked up by members prior to the meeting or were distributed at the meeting.

   Charter -- A revised charter dated January 14, 2013, was attached to the meeting packet.

Upon motion by Ms. Altman, the Community Planning Advisory Committee recommends that the Community Planning Advisory Committee charter dated January 14, 2013, be accepted by the LWCC Board of Directors. The motion carried.
6. Unfinished Business –

a. Administration Building, Option 4, Progress Report –

Space used by Realtors - The topic of leased spaces in the Administration building was discussed.

Upon motion by Mr. Namovicz, the Community Planning Advisory Committee recommends that the Board of Directors directs Management to inform Weichert that options are under discussion for full use of the Administration Building that may or may not impact their occupancy. The motion failed.

Feasibility of 4th Option - Ms. King distributed a report, “Exploration of the Feasibility of a 4th Option (Mixed-Use or Other)” dated February 4, 2013, which contained feedback about a 4th option from three developers: Ken Woodring, Classic Community Corporation; and IDI Group Companies.

IDI Presentation - Mr. Dreyfuss, Executive Vice President, and Mr. Rhodes, Vice President met with the committee to discuss the feasibility of constructing a mixed-use building. (See Attachment A - Mr. Dreyfuss’ Presentation.) After studying the local condominium market, Mr. Dreyfuss and Mr. Rhodes concluded that a mixed-use scenario could offset some of the cost of the administration building project. IDI offered to further discuss the matter with the Community Planning Advisory Committee and Board and has offered to invest the necessary resources to produce more detail. Mr. Lukas requested that if IDI submits a report to the Board of Directors that this committee receives a copy.

b. Physical Properties, Salt Shed – A sketch of a salt shed by A. R. Meyers Architect will be shown to a few contractors to confirm that the $95,000 estimated cost is in the ballpark.

c. Fitness Center – Included in the meeting packet was a draft conceptual plan for a 4,500 square foot expanded Fitness Center. The plan was discussed at length and some changes were suggested. Ms. King will report the suggested changes to the E&R Advisory Committee when the plan is presented to them on February 5.

Ms. King stated that the next step will be to lay out this plan on a site plan to see the relationship between the expansion and the lobby of the existing building and the pool.

The Energy Advisory Committee will be consulted to discuss how the Fitness Center can be made as energy efficient as possible.
d. **Golf Course Renovation** – Included in the meeting packet for discussion was a Golf Enhancement Plan dated May 2012, Revised October 2012, which was presented to the Board of Directors by the Golf & Greens Advisory Committee in January 2013. In response to a request, Ms. King said she would provide statistics on golf course usage to the committee.

7. **New Business** -

a. **2013 Facilities Improvement Plan** –

The committee will finalize the plan after decisions are made on various projects by the Board of Directors.

Presentations of projects by various advisory committees will be made to the Board of Directors as shown below: The Board meets at 9:30 a.m. in the Montgomery Room. Members of this committee are urged to attend if possible.

<table>
<thead>
<tr>
<th>Date</th>
<th>Presentation by Advisory Committee</th>
<th>Project</th>
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<tbody>
<tr>
<td>March 5</td>
<td>Physical Properties</td>
<td>Changes to PPD Office Space</td>
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<tr>
<td>April 2</td>
<td>E&amp;R</td>
<td>Fitness Center Renovation</td>
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<td>Tennis</td>
<td>Water Cooler Project</td>
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<td>E&amp;R</td>
<td>Restaurant &amp; Clubhouse I</td>
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8. **Open Forum** – Mr. Kipping commented on the Facilities Improvement Plan.

9. **Next Meeting** - The next regular meeting is scheduled for March 4, 2013, at 10:00 a.m. in the Sullivan Room.

10. **Adjournment** – There being no further business, the meeting adjourned at 12:25 p.m.

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Al Lukas, Chair
Administration Building Renovation Options — Mr. Flannery distributed a memorandum to Board members summarizing the additional renovation options which the Board asked management to explore. Mr. Dreyfuss, COO of IDI, spoke to the Board at its last meeting and discussed the Administration Building parking lot area. The conclusion is that any type of development in that location would be limited in scope. Based on the recommendations received, Mr. Flannery recommended that the Board cease pursuing the fourth alternative.

Mr. Marks placed a motion on the floor, which was seconded. The Board agreed —

**Resolution #29, 4/2/13**
To accept recommendations in the report dated 4/1/13 relative to Administration Building options, and to drop option #4, mixed use.
AGENDA ITEM # 1
May 14, 2015

Interviews

MEMORANDUM

May 11, 2015

TO: County Council
FROM: Linda Lauer, Clerk of the Council
SUBJECT: Interviews - Montgomery County Planning Board

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The Council will interview Mr. Anderson and Mr. Dreyfuss on Thursday, May 14 at 9:30 a.m. in the 3rd floor conference room.

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List of applicants
News Release
Resumes:
Mr. Anderson ©1
Mr. Dreyfuss ©5

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Montgomery
County Council

For Immediate Release

FOR INFORMATION: Anne Brown, 240-777-7925 anne.brown@montgomerycountymd.gov

Montgomery Council Seeks Applicants for Montgomery County Planning Board

Deadline for Applications Is Wednesday, April 29, at 5 p.m.

ROCKVILLE, Md., March 30, 2015—The Montgomery County Council is seeking applicants to fill two vacancies on the Montgomery County Planning Board. The first terms of Norman Dreyfuss (Republican) and Casey Anderson (Democrat), expire on June 14, 2015. Both Mr. Dreyfuss and Mr. Anderson have indicated their intent to apply for reappointment to a second term. Mr. Anderson currently serves as Planning Board Chair.

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The Planning Board sits as the Park Commission and approves the annual Parks Department operating budget and Capital Improvements Program (CIP); land acquisition contracts and major development contracts for parks; development plans for individual park facilities; policies for park operations; and park user fees.

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Letters of application expressing interest, including a resume listing professional and civic experience, should be addressed to: Council President George Leventhal, County Council Office, Stella B. Werner Council Office Building, 100 Maryland Avenue, Rockville, Maryland 20850. Applications can also be submitted via email to county.council@montgomerycountymd.gov

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Letters of application and resumes are made public as part of the appointment process, and are available for public review. The interviews are conducted in public and will be televised. A resume of professional and civic experience should be included with each letter of application. A financial disclosure statement of assets, debts, income and family property interests will be required to be filed by each applicant. Only the ultimate appointee will be required to make the financial disclosure statement available to the public.

# # #
April 27, 2015

The Honorable George Leventhal  
President, Montgomery County Council  
Stella Werner Council Office Building  
100 Maryland Avenue  
Rockville, MD 20850

Dear Council President Leventhal:

I respectfully apply for reappointment to – and designation as chair of – the Montgomery County Planning Board for the four-year term beginning June 15, 2015.

I am proud of the progress the Board and staff have made in connecting land use, transportation, and park programs more directly to the county’s economic development goals. If reappointed, I plan to maintain the focus on strengthening our competitiveness in attracting jobs and residents while improving the quality of life for people who are already here.

I described the work completed under my leadership to date, along with several initiatives currently underway or planned in the near term, as part of the most recent semi-annual report of the Departments of Parks and Planning. To summarize some of the highlights in planning:

- I propose to build on the advances already made in rewriting the zoning code and beginning to streamline the development review process, starting with a comprehensive review of the subdivision regulations and continued efforts to reinvigorate the Development Review Committee (DRC).

- I look forward to overseeing the completion of ongoing studies designed to help reform our transportation rules and produce better tools for creating affordable housing.

- We have taken steps to improve the quality of public engagement in planning, but we have more work to do.

- We need to work more closely with the school system in forecasting facility needs and identifying new strategies for site selection and design.

The major challenge facing our park system is to offer a full range of recreational opportunities for a growing and increasingly diverse population while maintaining stewardship of natural resources at a time of tight budget constraints. Among the major areas of focus:

- I am excited by the progress we have made in experimenting with programming for urban parks, and I anticipate that several new ideas will be tested in the coming months.
• We need to improve the availability of athletic fields, especially in the downcounty and for sports where participation is growing most quickly.

• We consistently find that hard and natural surface trails are among the most requested facilities in our park system, and I am working to find ways to provide more trails to meet this demand and provide better connections to other facilities in the parks.

I hope you will consider my application favorably, and I look forward to meeting with you to discuss any questions you may have.

Sincerely,

[Signature]

Casey Anderson
PROFESSIONAL EXPERIENCE

Maryland-National Capital Park and Planning Commission
Planning Board Chair (August 2014 to present), Commissioner (June 2011 to present)
Led agency responsible for land use planning and regulation and management of public parks in
diverse county with population over one million.

Kauffman Anderson Consulting / Cap Analysis Group
Litigation Consultant (May 2006 to August 2014)
Designed and executed opinion research and advised trial lawyers on strategy in complex
antitrust, intellectual property, and product liability cases.

Coalition to Stop Gun Violence / Americans for Gun Safety
Director of Public Affairs (July 2004 to May 2006)
Organized advocacy campaigns to build support for tougher enforcement of existing gun laws
and pass legislation to expand use of ballistics technology in criminal investigations.

U.S. Representative Martin Meehan
Chief of Staff (February 2003 to June 2004), Legislative Director (March 1993 to August 1995)
Directed communications, policy, and staff development for member of Congress.

AOL Time Warner
Vice President – International Public Policy (August 2000 to January 2003)
Developed and implemented government relations campaigns directed at U.S. and foreign
governments on telecommunications, privacy, and intellectual property.

Mintz, Levin, Cohn, Ferris, Glovsky & Popeo
Associate (August 1998 to July 2000)
Represented cable television operators and telephone companies in regulatory policy proceedings
and litigation before federal and state agencies and courts.

Justice Gregory Scott, Supreme Court of Colorado
Law clerk (August 1997 to July 1998)
Drafted opinions and conducted research for member of Colorado’s highest court.

States News Service / Times-Journal Newspapers
Reporter (May 1990 to March 1993)
Covered politics and public policy for several daily and weekly newspapers.
EDUCATION

J.D., Georgetown University Law Center, magna cum laude, 1997
Served as articles editor of law review; graduated in top 10 percent of class.

M.S., Columbia University Graduate School of Journalism, 1990
Wrote 6,000-word profile of U.S. Rep. Charles Rangel as part of degree requirements.

B.S., Georgetown University School of Foreign Service, 1989
Concentrated in American government and foreign policy. Graduated in three years.

CIVIC CONTRIBUTIONS

Montgomery County Transit Task Force (ex officio member)
Montgomery County Nighttime Economy Task Force (ex officio member)
Boy Scout Troop 209 (assistant scoutmaster)
Silver Spring Citizens Advisory Board (past vice chair)
Washington Area Bicyclist Association (past board member)
Woodside Civic Association (past vice president)
Law Students In Court Program, Inc. (past board member)
Silver Spring YMCA (past board member)
Ceasefire Maryland / Coalition to Stop Gun Violence (past board member)
April 17, 2015

Council President George Leventhal
County Council Office
100 Maryland Avenue
Rockville, MD 20850

Dear Council President Leventhal,

I am hereby requesting that you and your colleagues favorably consider my appointment for a second full term member on the Montgomery County Planning Board.

I believe that my membership on the Commission has added a good measure of real estate development and business experience to the Board. The current make up of the Commission is not only committed and logical, but also provides an excellent balance with experienced members, bringing remarkable insight into the issues we see on a weekly basis. My expertise is an important part of that balance and has helped add to the equation.

I currently serve on the Audit Committee of the MNCPPC and have represented the Montgomery County Planning Board in successfully negotiating our exciting venture with Montgomery County government on our new headquarters building in Wheaton. This will surely make it easier to be of service to our citizens, having all our sister agencies under one roof.

I've also been asked by our Board to make sure the streamlining process achieves the positive results the Council expects. I believe we're making good progress and will see significantly shorter approval times in the future.

My resume is attached, and I'm looking forward to answering any questions the Council members have during the interview process.

Thank you for your consideration.

Sincerely,

Norman Dreyfuss

Enclosure
Civic Contributions

- Montgomery County Affordable Housing Task Force
- Montgomery County Task Force for Moderate Priced Rentals
- The Child Care Task Force
- Maryland Governor's Commission on Condominiums, Cooperatives & Homeowner Associations
- Accessory Apartment Task Force
- Aspen Hill Master Plan Citizens Advisory Committee
- Montgomery County Committee for More Efficient Use of Existing Housing Stock
- Wheaton Redevelopment Steering Committee Member
- Design for Life working group member promoting visit-ability and livability of home design
- Past President of the Suburban Maryland Building Industry Association

Experience

1981 - Present

Executive Vice President and Chief Operating Officer —
IDI Maryland, INC. Rockville, MD

- Developed Leisure World of Maryland in Silver Spring, the region's largest age-restricted community with 8,000+ residents
- Oversaw development of Leisure World of Virginia, a 2,400 unit active adult community in the prestigious Lansdowne community near Leesburg, VA. Pioneered the largest community of its kind ever to be developed in Virginia.
- Redeveloped The Ambassador Apartments from a former non-performing hotel into 162 affordable housing units.
- Served on the board of the communities IDI developed during the period immediately following a building's completion, guiding the residents through the transition to self-governance.
Commissioner continued

2009-Present
Maryland National Capital Park and Planning
Montgomery County Planning Board Commissioner

• Provides master plan, zoning, transportation and planning advice to
  Montgomery County

• Manages the county's park systems

• Provides regulatory decisions on preliminary plans and site plans.

2005 - 2010
Commissioner, Housing Opportunities Commission (HOC)
Kensington, MD

• Provided expertise and experience to guide the Housing Opportunities
  Commission of Montgomery County which owns, manages, finances and
  develops affordable housing.

1998 - Present
Affordable Housing Conference  Rockville, MD
Co-Chair

• Brings together Montgomery County financial institutions, community
  leaders, housing advocates, elected officials, employers and members of
  the press to address housing affordability issues and articulate innovative
  solutions to the disparity between work wages and housing costs.

• Awarded $100,000 in closing cost awards to more than 20 deserving
  recipients, several of whom were personally funded by Dreyfuss.

1971 - 1981
Carl M. Freeman Associates  Potomac, MD
Executive Vice President and Chief Operating Officer

• Community Developer of single-family homes, townhouses, multi-family,
  resort condominiums and commercial shopping centers.
Awards and Community Contributions

- **2003** Milton E. Kettler Award from the Maryland National Capital Building Industry Association to honor a long history of civic contributions.

- **2014** Housing Honor Award from the Housing Opportunities Commission

- **"Doc" Kapitoloff Private Sector Affordable Housing Award** in 1999

- Honored guest speaker at the Catholic University Graduate School of Architecture, the Montgomery County Historical Society, the Urban Land Institute, and numerous affordable housing conferences and active adult educational seminars.

- Mentor for Eagle Scouts

- Charitable support of the Jewish Social Services Agency, CASA, Salvation Army, Mental Health Association of Montgomery County, University of MD and Leisure World of MD Diabetes Foundation.

Education

- **BS, Mechanical Engineering / BA, Fine Arts**, Rutgers University - 1966

- **Juris Doctor**, Washington College of Law, American University - 1971
AGENDA ITEM # 1
May 14, 2015

Interviews

MEMORANDUM

May 11, 2015

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FROM: Linda Lauer, Clerk of the Council
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Montgomery
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For Immediate Release  March 30, 2015

FOR INFORMATION: Anne Brown, 240-777-7925 anne.brown@montgomerycountymd.gov

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I respectfully apply for reappointment to – and designation as chair of – the Montgomery County Planning Board for the four-year term beginning June 15, 2015.

I am proud of the progress the Board and staff have made in connecting land use, transportation, and park programs more directly to the county’s economic development goals. If reappointed, I plan to maintain the focus on strengthening our competitiveness in attracting jobs and residents while improving the quality of life for people who are already here.

I described the work completed under my leadership to date, along with several initiatives currently underway or planned in the near term, as part of the most recent semi-annual report of the Departments of Parks and Planning. To summarize some of the highlights in planning:

- I propose to build on the advances already made in rewriting the zoning code and beginning to streamline the development review process, starting with a comprehensive review of the subdivision regulations and continued efforts to revitalize the Development Review Committee (DRC).

- I look forward to overseeing the completion of ongoing studies designed to help reform our transportation rules and produce better tools for creating affordable housing.

- We have taken steps to improve the quality of public engagement in planning, but we have more work to do.

- We need to work more closely with the school system in forecasting facility needs and identifying new strategies for site selection and design.

The major challenge facing our park system is to offer a full range of recreational opportunities for a growing and increasingly diverse population while maintaining stewardship of natural resources at a time of tight budget constraints. Among the major areas of focus:

- I am excited by the progress we have made in experimenting with programming for urban parks, and I anticipate that several new ideas will be tested in the coming months.
• We need to improve the availability of athletic fields, especially in the downcounty and for sports where participation is growing most quickly.

• We consistently find that hard and natural surface trails are among the most requested facilities in our park system, and I am working to find ways to provide more trails to meet this demand and provide better connections to other facilities in the parks.

I hope you will consider my application favorably, and I look forward to meeting with you to discuss any questions you may have.

Sincerely,

Casey Anderson
PROFESSIONAL EXPERIENCE

Maryland-National Capital Park and Planning Commission
Planning Board Chair (August 2014 to present), Commissioner (June 2011 to present)
Led agency responsible for land use planning and regulation and management of public parks in
diverse county with population over one million.

Kauffman Anderson Consulting / Cap Analysis Group
Litigation Consultant (May 2006 to August 2014)
Designed and executed opinion research and advised trial lawyers on strategy in complex
antitrust, intellectual property, and product liability cases.

Coalition to Stop Gun Violence / Americans for Gun Safety
Director of Public Affairs (July 2004 to May 2006)
Organized advocacy campaigns to build support for tougher enforcement of existing gun laws
and pass legislation to expand use of ballistics technology in criminal investigations.

U.S. Representative Martin Meehan
Chief of Staff (February 2003 to June 2004), Legislative Director (March 1993 to August 1995)
Directed communications, policy, and staff development for member of Congress.

AOL Time Warner
Vice President -- International Public Policy (August 2000 to January 2003)
Developed and implemented government relations campaigns directed at U.S. and foreign
governments on telecommunications, privacy, and intellectual property.

Mintz, Levin, Cohn, Ferris, Glovsky & Popeo
Associate (August 1998 to July 2000)
Represented cable television operators and telephone companies in regulatory policy proceedings
and litigation before federal and state agencies and courts.

Justice Gregory Scott, Supreme Court of Colorado
Law clerk (August 1997 to July 1998)
Drafted opinions and conducted research for member of Colorado’s highest court.

States News Service / Times-Journal Newspapers
Reporter (May 1990 to March 1993)
Covered politics and public policy for several daily and weekly newspapers.
EDUCATION

J.D., Georgetown University Law Center, magna cum laude, 1997
Served as articles editor of law review; graduated in top 10 percent of class.

M.S., Columbia University Graduate School of Journalism, 1990
Wrote 6,000-word profile of U.S. Rep. Charles Rangel as part of degree requirements.

B.S., Georgetown University School of Foreign Service, 1989
Concentrated in American government and foreign policy. Graduated in three years.

CIVIC CONTRIBUTIONS

Montgomery County Transit Task Force (ex officio member)
Montgomery County Nighttime Economy Task Force (ex officio member)
Boy Scout Troop 209 (assistant scoutmaster)
Silver Spring Citizens Advisory Board (past vice chair)
Washington Area Bicyclist Association (past board member)
Woodside Civic Association (past vice president)
Law Students In Court Program, Inc. (past board member)
Silver Spring YMCA (past board member)
Ceasefire Maryland / Coalition to Stop Gun Violence (past board member)
April 17, 2015

Council President George Leventhal
County Council Office
100 Maryland Avenue
Rockville, MD 20850

Dear Council President Leventhal,

I am hereby requesting that you and your colleagues favorably consider my appointment for a second full term member on the Montgomery County Planning Board.

I believe that my membership on the Commission has added a good measure of real estate development and business experience to the Board. The current make up of the Commission is not only committed and logical, but also provides an excellent balance with experienced members, bringing remarkable insight into the issues we see on a weekly basis. My expertise is an important part of that balance and has helped add to the equation.

I currently serve on the Audit Committee of the MNCPPC and have represented the Montgomery County Planning Board in successfully negotiating our exciting venture with Montgomery County government on our new headquarters building in Wheaton. This will surely make it easier to be of service to our citizens, having all our sister agencies under one roof.

I’ve also been asked by our Board to make sure the streamlining process achieves the positive results the Council expects. I believe we’re making good progress and will see significantly shorter approval times in the future.

My resume is attached, and I’m looking forward to answering any questions the Council members have during the interview process.

Thank you for your consideration.

Sincerely,

Norman Dreyfuss

Enclosure
Civic Contributions

- Montgomery County Affordable Housing Task Force
- Montgomery County Task Force for Moderate Priced Rentals
- The Child Care Task Force
- Maryland Governor's Commission on Condominiums, Cooperatives & Homeowner Associations
- Accessory Apartment Task Force
- Aspen Hill Master Plan Citizens Advisory Committee
- Montgomery County Committee for More Efficient Use of Existing Housing Stock
- Wheaton Redevelopment Steering Committee Member
- Design for Life working group member promoting visit-ability and livability of home design
- Past President of the Suburban Maryland Building Industry Association

Experience

1981 - Present

Executive Vice President and Chief Operating Officer —
IDI Maryland, INC. Rockville, MD

- Developed Leisure World of Maryland in Silver Spring, the region's largest age-restricted community with 8,000+ residents
- Oversaw development of Leisure World of Virginia, a 2,400 unit active adult community in the prestigious Lansdowne community near Leesburg, VA. Pioneered the largest community of its kind ever to be developed in Virginia.
- Redeveloped The Ambassador Apartments from a former non-performing hotel into 162 affordable housing units.
- Served on the board of the communities IDI developed during the period immediately following a building's completion, guiding the residents through the transition to self-governance.
2009-Present

Maryland National Capital Park and Planning

Montgomery County Planning Board Commissioner

• Provides master plan, zoning, transportation and planning advice to Montgomery County
• Manages the county's park systems
• Provides regulatory decisions on preliminary plans and site plans.

2005 - 2010

Commissioner, Housing Opportunities Commission (HOC)
Kensington, MD

• Provided expertise and experience to guide the Housing Opportunities Commission of Montgomery County which owns, manages, finances and develops affordable housing.

1998 - Present

Affordable Housing Conference  Rockville, MD
Co-Chair

• Brings together Montgomery County financial institutions, community leaders, housing advocates, elected officials, employers and members of the press to address housing affordability issues and articulate innovative solutions to the disparity between work wages and housing costs.
• Awarded $100,000 in closing cost awards to more than 20 deserving recipients, several of whom were personally funded by Dr. Dreyfuss.

1971 - 1981

Carl M. Freeman Associates  Potomac, MD
Executive Vice President and Chief Operating Officer

• Community Developer of single-family homes, townhouses, multi-family, resort condominiums and commercial shopping centers.
Awards and Community Contributions

- **2003 Milton E. Kettler Award** from the Maryland National Capital Building Industry Association to honor a long history of civic contributions.

- **2014 Housing Honor Award** from the Housing Opportunities Commission

- "Doc" Kapiloff Private Sector Affordable Housing Award in **1999**

- Honored guest speaker at the Catholic University Graduate School of Architecture, the Montgomery County Historical Society, the Urban Land Institute, and numerous affordable housing conferences and active adult educational seminars.

- Mentor for Eagle Scouts

- Charitable support of the Jewish Social Services Agency, CASA, Salvation Army, Mental Health Association of Montgomery County, University of MD and Leisure World of MD Diabetes Foundation.

Education

- **BS, Mechanical Engineering / BA, Fine Arts**, Rutgers University - 1966

- **Juris Doctor** Washington College of Law, American University - 1971