

# BOARD OF DIRECTORS' MEETING – MINUTES

## TUESDAY, APRIL 4, 2017 - CLUBHOUSE

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The Meeting was called to order at 10 am by President Mike Corcoran. Mike asked the Secretary, Lou Buscemi, if the Meeting had been noticed in advance. Lou confirmed that it had been duly noticed in all three buildings. Attendance was then taken. All Board members were present (Mike Corcoran, Donna Bowman, Lou Buscemi, Glenn Baker, Nick Marchione, Frank Kramer and Fred Kraske). Property Manager Bob Lorang was also present.

Mike asked for a motion to accept the Minutes of 3/21/17 as revised and to accept the Minutes of 3/31/17. Frank so moved. It was seconded by Donna and it carried.

### **DIRECTOR'S REPORTS**

**President's Report:** Mike reported on the recent vote of the Document changes. All three votes passed. The results of this vote are reported in the Minutes of March 31 which were sent out to all owners.

**Treasurer's Report:** Glenn's report was as of 12/31/16. We ended with \$80,000 to the good. In broad categories, he reported that in Utilities we were ahead \$11,000, in Services \$130,000 ahead, in Supplies \$39,000 over budget, administratively \$27,000 ahead. Our total Operating Expenses were \$110,000 to the good.

**Dock Report:** Nick reported that currently there is a balance of \$81,800 in the dock account. We need to reimburse \$10,000 to cover the salary for the work that has been done. We will continue changing the planks on Eastport and Center Harbor docks with the expected completion by the end of 2017. Then, we will move over to West Harbor and hopefully that will be completed in 2018.

**Laundry Room Doors:** Fred gave the results of the Survey. In West Harbor the majority voted to lock the doors and Center Harbor the majority was for not locking. A detailed account of the votes is available in the office. Mike asked for a motion to lock the doors in West Harbor and unlock them in Center Harbor. Frank so moved and Lou seconded. The motion carried.

### **COMMITTEE REPORTS**

**Social Activities:** Laura reported that as of March 31 the Committee has \$5,200.00 in the bank and \$206.00 in cash. She gave a full account of the Social Activities for the month of April and the calendar is posted on all Bulletin Boards. Mike confirmed that she will be resigning her position as chair of that committee as of May 31. Mike announced his decision to appoint Fred Kraske to replace her. Laura was thanked for what she has done and received an enthusiastic round of applause.

**Landscaping:** Judy reported that the pool area grounds are doing very well. She has been working recently on renewing plants and putting down mulch in West Harbor. The Committee has \$8,000 left in their account and this will be sufficient for the rest of the year. She thanked her Committee members – Bettina Bachman, Barry Rasmussen and Bob Barbuto for all the help.

### **OLD BUSINESS**

**Ground floor Sidewalks/Entryways:** A lively discussion ensued about how to treat the ground floor sidewalks and entryways. Bob reported that they are in bad shape and their condition needs to be addressed. There was considerable disagreement among Board members about whether we should continue the previously voted on plan to spend \$23,500 and redo the walkways and entrance area of all 3 buildings or to focus mainly on West Harbor and Center Harbor at a cost of \$3,000. **Mike made a motion to redo only West Harbor and Center Harbor. Donna so moved and the motion passed 4 to 3 (Frank, Lou and Nick opposed).**

**Status of Security Cameras:** Bob reported that we have 18 security cameras which are still analog and this system is not ideal. We are looking into installing a new system which will allow us to place cameras everywhere on the property. When completed, residents will have access to it.

**Storage Lockers:** There is a dire need for additional space for storage of records and maintenance equipment. Current unit owners' storage rooms are in the process of being redone. The leases of 3 large storage units now used by 3 residents have been cancelled by the Board. This resulted in a plan to rebuild all residents' storage rooms which are in deplorable condition. The project has started in Eastport and will continue to the other 2 buildings.

**Eastport Concrete Repair:** Bob updated us on concrete repair. All 3 buildings have had concrete repair in the past. CH and WH have been completely done. However, EP was only partially done 12 years ago and needs to be done now. In order to assess the extent of repair required, an engineer will start his survey in May. He will then estimate the cost. We will go out for bids from 3 to 5 contractors at the end of 2017. In our budget we have a reserve item and will accumulate additional funds up to \$700,000 by year's end. If that is sufficient to cover the cost, we'll begin the project at the end of 2018. If not, we will postpone it to 2019. Following the EP concrete restoration, the building will be ready for painting.

**Pool Lighting:** There have been complaints about the lighting in the pool area. Some residents feel it is too bright. Bob researched the issue and has come up with a plan to install plastic filters over the lenses to soften and perhaps tint the lighting. This is a very inexpensive fix and being down on a trial basis.

**Parking Enforcement:** The topic of parking enforcement led to a very lively discussion. It was mentioned that in addition to the length of vehicle, width and height are equally important. According to our documents, the approved measurements are: length 222 inches, width 80 inches and height 75 inches. The first thing we need to do is determine the extent of the problem; we need an inventory of all oversized vehicles. Then, we can determine what we will do about a rule change. We need some discussion as how to best accomplish this.

## **ADJOURNMENT**

**At 12:20, Mike asked for a motion to adjourn. Frank so moved, Donna seconded and the motion carried.**

Louis Buscemi,

Secretary

