

## ***SPECIAL MEMBERS'/BOARD OF DIRECTORS' MEETING***

***APRIL 1, 2016 AT 10:00 AM-CLUBHOUSE***

### **SPECIAL MEMBERS' MEETING**

President John Evans called the meeting to order at 10:04 am and confirmed that there was a quorum. Ray Moore verified that 190 people voted and the necessary quorum was 160. When asked by the President, the Secretary, Lou Buscemi, reported that this meeting had been duly posted in advance.

At this point, John asked if anyone wished to change their vote for the Material Alteration. When no one responded, he asked Ray Moore for the results.

<b>Yes in favor of the Material Alteration</b>	<b>167</b>
<b>No against the Material Alteration</b>	<b>23</b>

### **ADJOURNMENT**

At 10:10, John Evans then asked for a motion to adjourn. Frank so moved, seconded by Lou and the motion carried.

### **BOARD OF DIRECTORS' MEETING**

At 10:15, John called the Meeting to order. He asked the Secretary to call the roll. Directors present were John Evans, Frank Kramer, Lou Buscemi, Donna Bowman, Glenn Baker and Mike Corcoran. Property manager, Bob Lorang, was also present. Nick Marchione was absent. The Secretary verified that the meeting had been duly posted in advance.

The President then asked for a motion to dispense with the reading of the minutes of the last meeting, which were sent out to all unit owners, and to accept and approve them as written. Frank so moved. The motion was seconded by Lou and carried.

### **DIRECTORS' REPORTS**

#### **Treasurer's Report:** (Nick Marchione, Treasurer)

No Treasurer's Report was given due to the absence of Nick Marchione.

#### **Document Revision:** (Frank Kramer)

- Mailing for acceptance of the New Documents will be May 2.
- New Special Members vote meeting will be June 7 @ 10:00 am.
- New Documents with a Table of Contents (129 pages) will be posted on our website.

### **COMMITTEE REPORTS**

#### **Landscape Committee:** (Judy Martin, Chair of Committee)

- Judy explained why the plants, shrubs, and trees have been removed around the pool.
- Judy had walked the area with Property Manager, Bob Lorang, prior to the changes.
- Consultations were held prior to the changes with landscape committee and Board members.
- Pool Construction will be starting soon and some things needed to be done prior to the construction. She gave an example of core sampling for bedrock etc..
- New sod was put in the area to make it look neater.

- New members are needed for the Landscape Committee and she asked if you would leave your name in the office if you could give any time to the committee.

**Library Committee:** (Jeanette Kramer)

- Over 1000 books have been donated to the library. Residents were encouraged to visit and use the library.
- Jeanette reminded residents who will be leaving for the summer to return borrowed books to the library.

**Social Committee:** (Helene Wechterman))

- Helene reviewed the April calendar pointing out the various activities listed for the month.
- Calendar will be emailed to members. Be sure to check the calendar for dates and times of all the activities.
- Helene stated that the popular Sea Horse Race will be held on April 9 immediately following a cocktail party in the clubhouse.
- The Social Committee has about \$4,500 in their fund and they are encouraging residents to make a request or suggestion for spending the funds. Written requests should be left in the office.
- A resident from West Harbor verbally asked at the meeting if they could have a new Charcoal Grill for their area.

**Old Business:**

- John Evans stated that it is hopeful that the pool project will begin in June.
- A major expense and surprise that we received was that we would need quite a number of pilings which will be half of our projected budget.
- John reminded residents that the Board will stand behind their promise not to have an assessment over \$150,000.
- A resident suggested that the Board consider putting in artificial turf to save money for an extension.
- Ruby Wagner is working on a rendering for the pool.

A resident requested that Board meetings not be held which conflict with other programs on the calendar. An example she gave was the Stretch Class had to be cancelled due to the Board meeting.

**Cable Report:**

- Bill Tally gave an update of proposals received, and also gave the business background of Opticaltel.
- No decisions have been made at this point. Still waiting for a proposal from Comcast.
- Senior TV has been removed as an alternative to Comcast.
- A spreadsheet will be presented to residents when all final proposals have been received.

**New Business:**

**ACCEPTANCE OF MEMBERSHIP VOTE RE: MATERIAL ALTERATION**

- John Evans asked for a motion to accept the vote of the Material Alteration.
- Frank moved the motion and it was seconded by Mike. The motion carried 6-0.

**Manager's Report: Robert Lorang**

- Pool target start date is June and might be a 4 month project.
- Roof project has begun in West Harbor and then they will move to Center Harbor. One stack at a time is being done.
- Each building will be 45 working days.

- The total cost is one million forty five thousand dollars along with a Consultant's fee of sixty thousand dollars.
- The total cost of "the eyebrows" for the three buildings will be an additional fifty seven thousand dollars.
- There will be no assessment for this project as we have been saving for three years.
- We have a 20 year warranty with these new roofs.
- We have been working on the cable project since last September. Bob praised Bill and the Committee for the countless hours they have given to this project. A decision will be made June 1 if a transition is made.

Manager answered questions from residents following his report.

### **ADJOURNMENT**

At 11:30, the President then asked for a motion to adjourn. Lou so moved, seconded by Mike and the motion carried.

**Donna Bowman**

**Assistant Secretary**