

Board Meeting
March 4, 2021
10:00 A.M. – Clubhouse

Dan Speakman called meeting to order at 10:00 a.m.

Roll call: Dan Speakman – President
 Ken Brownlee – Vice-President
 Glaudia Replogie – Secretary/Treasurer
 Joe Thomas – Member
 Mabel Fieler – Member

Dan recalled there were know minutes available from last meeting. Joe Thomas made a motion to pass on those minutes and Glaudia Replogie seconded it. Passed. Glaudia read treasurers report. The Financial standing: Checkbook - \$44,998.74 and Money Market - \$92,149.69. Treasurers report approved.

New Business

Dan informed us about safety issues with cords running across the sidewalk to accommodate boats and trailers when they need a temporary plug-in. One plug was put by the pool to keep the sidewalk clear of cords. Joe will be putting in another outlet.

The flagpole was discussed by Gary Bonifas. It is unsafe to change flag – getting on top of sheds’ roof. A telescopic flagpole was suggested. Through donations of \$900, this money will pay for a 25’ pole and 4’ x 6’ flag. A 7’ cobblestone circle and concrete ring will be purchased to stabilize the flagpole. With the help of donations, this issue is resolved. A stake has been placed to identify where the flagpole will be set. Joe made a motion to move forward with flagpole project and Glaudia seconded it. Passed.

Railings and deck update: Gary Bonifas spoke up on this topic. Isbis Corp. came and gave quotes. They examined everything – grind/concrete/primer/self-level/re-surface/re-grout. It entails 4,700 square feet. Building 1 is not included because it has already been done. Cost to proceed with this project (suggested quote) is \$57,704.13. 5 installments/deposit - \$28,852.06/5 payment of \$5770.41 over a 5 -week period. We have the bid but not yet hired contractor.

Dan suggested the worst buildings need to be addressed first – Buildings 5, 7, 8 – water and railing issues. Ed Jeannin suggested to try one building first to see how it goes, will it solve the problems, instead of spending all that money that was quoted us. Jim Replogie and Chris Strub suggested work on all of it to get the job done since it is a safety and water issue. Dan suggested more information is needed to solve these issues. Work on the railings and decks will need to be spread out. New budget will be planned starting July 1, 2021. We need a few more meetings to decide the steps to take and get better educated on construction projects and let contractors give us more information.

Gary discussed gutters need to be repaired/replaced on all the buildings. Still working on contractor to get prices on replacement gutters and gutter aprons. Contractor is trying to get quotes done this week.

The entrance sign was discussed. The lights can be changed to LED - \$30 each – need 4 and new boxes on backside to be changed out. Joe made a motion to change lights and boxes and Glaudia seconded it. Passed.

Dan suggested forming a construction committee of three people with their expertise to handle upcoming construction issues. Then information can be presented in written form to the board. Hopefully

we will have a committee filled in a few weeks. Mulching was discussed. Need to get bids for mulch. Mulching is done after tree trimming. Owners planting plants and mulching purchases need to get board approval.

Glaudia suggested that leaves need to be kept away from the buildings. The termite inspector said this would be helpful to keep termites away from the buildings.

Issues of wind mit. was brought up. We are waiting for the paperwork to be drawn up and approved. Joe stated the cost will be \$3,500 - \$50. per unit – 70 total units. Individual condo owners will save money on their homeowners' insurance. The construction on building 7 is different but did meet code. Need to get inspector to look at it. Joe Thomas made a motion that this needs to be handled and go ahead with wind mit. paperwork. Glaudia seconded it. Passed. Teresa will be drawing up paperwork, as soon as, she gets permission of approval.

Dan introduced Chris Strub as bookkeeper. Chris has past experience in this field. Deb Ratajczak is handling the job of assisting secretary – taking meeting notes and typing forms when needed.

Dan brought up that on March 3, 2021 we had our annual termite inspection. Building 1 (condo 103, 104) building 4 (condo 403) and building 7 (condo 701) all had termite issues. Dan was given a quote of \$3,000 per building - \$9,000 for total job. A 5-year termite policy was presented to Dan which would include all units, clubhouse and shed. This entails yearly inspection, the three buildings affected by termites and spot treatment for 403. The 5-year policy would cost \$6,875. The company we are dealing with is "Affordable Termite Pest Control Company," Gerald Clark suggested to get his place (403) spot treated now. Ken made a motion to spot treat Gerald's place now and Joe seconded it. Passed. Dan volunteered to call termite inspector to have

work done. Dan suggested 5-year policy plan is a better way to go vs. paying \$9,000 for three buildings now. The other condos affected by termites will be addressed.

Gary asked if he could deviate – informed us when the security gate was crashed into, there was an insurance settlement to repair it. The gate repair work was done by volunteer from the condo complex. Dan stated that the money we saved by doing it this way went into the general fund to be used for high ticketed projects.

Glaudia made a motion to close meeting and Ken seconded it. Meeting was adjourned at 11:30 a.m.

Deb Ratajczak
Assistant Secretary