

Minutes of Meeting

August 12, 2020

All present.

Co-owners; 17 present.

Signed in to speak;

President's Report

The roof on Bld 5 has been completed and has passed all inspections. The had their own person complete the interior repairs which were done to their satisfaction.

The had Bowman Universal Builders repair their unit and are happy with the job.

Power washing the buildings has been completed. The contractor had to return to touch up a few areas.

The pool issues have all been completed and the pool has passed Health Department inspections.

George read the Treasurer's report. Dawn explained a shortfall in our checking account. Sasha called the bank to transfer funds for the final payments to Bowman's Universal Builders for building five. The bank didn't transfer the funds so the check bounced. Leadership wrote a new check once the funds did transfer, the bank also paid the original check. Bowman's Universal Builders returned the second payment, the bank did not apply any charges to our account. It has all been fixed.

Open Session;

Due to the Covid restrictions about meetings put in place by the Governor the BOD had planned to hold the meeting in the clubhouse allowing anyone who wished to speak to enter one family at a time. There were many requests by co-owners that the BOD decided to hold the meeting outdoors on the back lawn.

; presented a list of demands; voting immediately for a new BOD and to fire Leadership Management. Dawn and John both explained that only John, George and Terri were up for election at this time. Per our bylaws Amy and Therance were appointed by the BOD to finish out the terms of Rick Bowman and Sherry Cross who have both moved. Their terms will end in March 2021. The 2020 annual meeting was not held due to the Covid restrictions put in place by the Governor. Dawn will investigate holding the meeting in October, outdoors if we are still on restrictions.

list of complaints were that the BOD hired a contractor who was a co-owner and, on the BOD, to do both the sewer replacement and to re-roof all the buildings. She feels that the BOD doesn't listen

to the complaints of the co-owners and that Leadership is hard to deal with. That Association's records are hard to access and not complete.

Dawn and Terri explained that Bowman's Universal Builders presented lower bids than any of the other bids. The bidding process was handled by other BOD members and the bids were sealed. Rick did not know who was bidding nor any details of the bids. The roof project is a five-year plan, started several years ago. In order to not raise dues, the plan was to do one building per year for five years. Bowman's Universal Builders presented the lowest bid and it was all inclusive.

The sewer project bids came in at \$1,000,000.00 and up. Bowman's Universal Builders bid was under \$500,000.00 and again was all inclusive.

Terri explained that all inclusive is important because if anything out of the scope of work is found it can increase the cost of the project. Bowman's Universal Builders bids did not allow for extra costs

The roofing job on building five had many issues including Bowman's Universal Builders using subs on the job. The workers made quite a mess and didn't clean up at the end of the day, they took time off midday due to the extreme heat and then came back and worked until dark. Due to a heatwave the new shingles were getting so soft the workers couldn't walk on them without risk of damaging them. We had rain during the project which caused leaking into two condos. There were problems with the permitting due to the building having more than one address in it. The township workers were confused about what they were permitting and claimed the permits were not issued. Terri was told that someone from the township would be calling Dawn to explain what happened. Apparently, that did not happen.

claimed Bowman's Universal Builders were not licensed. Dawn explained that they worked under the license of another builder and that all certificates and insurance are checked and verified before awarding a bid.

Herself a licensed plumber and electrician explained that this is a common practice among many professions.

, tenant in , complaints about the bushes in front of her home not being trimmed. Dawn explained that we currently do not have a maintenance person, so we do not have anyone to do them.

also again raised the issues about the many problems she had with the workers who replaced her plumbing. They did not communicate and were not reliable, left behind damages. And the contractor did not have permits or licenses. The contractor had permits and is licensed under another contractor.

wanted to advise that in minutes posted publicly her name was mentioned about a billing issue. does pay her bills, the issue she had has been resolved.

has offered to start a community newsletter.

The public portion of the meeting was adjourned at 8:35.

The Closed Session started at 8:35

The BOD had a letter from _____ about the drain in his basement floor not draining properly. We have several drains in need of sanding, Dawn will add Don to the list. The BOD will be interviewing a person, _____, the maintenance position. Sanding the drains will be at the top of the list if we hire Rich.

Kyle (the lawn service supervisor) can handle trimming trees and shrubbery. We will hold until we have interviewed Rich.

Dawn reported that the pest control man was out to take care of the wasp nest several people have reported. The service call cost \$65.00, he somehow missed Terri, 13354. Terri said if he wants to charge the Association to come out again, she will do it herself.

Several complaints about crabgrass. It seems out of control all over. Due to the Covid restrictions in the spring we missed the first treatment in late March which would be for crabgrass, now it is too late. Dawn will ask if there is anything that can be done in the fall or do we have to wait until spring.

Email from _____ regarding a boat dock space. Tabled until next month due to the lateness of the hour.

Email from _____. Tabled until next month due to the lateness of the hour.

Therance has volunteered to clean up and repair the notice board on the front of the clubhouse and be responsible for getting notices up. He will post meetings there.

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