

02/10/2021

Minutes of the Meeting

Call to Order 6:59

Present; John, Amy, Terri, and Dawn. George was out of town.

Also Present was Melinda Smith. The BOD has asked Melinda to step in to finish out Therance's seat, Therance has been transferred to Tennessee and has move. Melinda accepted.

Amy and Melinda will be running for election at the April (Covid permitting) Annual Meeting.

President's Report.

Our new snow removal contractor has been doing a very good job. They have come back several times to touch up and always worked to everyone's satisfaction.

John has verified Buildings 3, 6, 9, 10 and 12 still need to be re-roofed. Dawn has asked Diversified Roofing, G & M Gutter, Kearns Bros and All Renovations to submit bids. They won't in for a few weeks yet as the roofs are covered with snow.

The water heater in the clubhouse has died, the BOD decided to change to a tankless on demand water heater. Clay has it and will be installing it in the next few days.

Treasurer's Report was read by John. Because dues were due today (Feb 10) the Delinquency Report was not available.

The minutes of the January Meeting were read and Amy motion to accept as read, John seconded. January minutes were accepted as read.

Old Business.

Dawn has asked several plumbers to submit bids to finish up the sewer replacement, but all replied that they will not come out until the snow is gone so they can see where they might have to dig. The BOD would like to finish the project this year.

Dog violations for 13339, a visitor's dog has dug up the patio area, been tied out and dog messes not cleaned up. This is the second violation to this time a fine will be applied.

BOD discussion of aggressive dogs. [REDACTED] is caring for a sick friend in her home and would like to bring his dog to the Cape. The dog has a history of being aggressive and bit a co-owner in the past. The BOD said no, the dog will not be allowed.

There is a large dog at [REDACTED] who appears aggressive, barking and charging at the windows when people walk by. The owner seems to be committed to training the dog and the BOD would like to give them a chance. Dawn will send the owner a letter asking them to keep the entry door and windows closed so the dog can't escape. The BOD also asked that the owner consult with a professional trainer.

Spring is coming so the BOD will start working on boating/storage policies. Dawn has all the current stuff and will email it to Amy.

New Business.

New Clubhouse rules addressing an earlier curfew, fines for cleaning and damages and parking violations. The only place guests in the clubhouse are the parking lot adjacent to the clubhouse and in the open are at the bottom of the hill (known as the Park). Dawn will type up a draft and send it out.

[REDACTED] has a pending offer but it is contingent on Radon Abatement. The co-owner has submitted a plan showing a vent pipe coming out of the back wall of the basement and going up the back of the building. The BOD did not approve the plan but will approve a vent going up inside the wall.

[REDACTED] submitted a request to insulate her condo using insulation going in through holes drilled in the brick outside wall and removing the siding to fill holes. The BOD did not approve drilling through the brick. Any work in the walls with siding must be approved by the BOD after the work has been completed and the siding replaced to the BOD satisfaction. Allowing holes to be drilled through the brick would require the deed to be changed to exempt the Association from responsibility for future repairs or maintenance.

The BOD looked at bids for insurance from our current company Travelers and C A U for \$20,581, the lowest bid. Melinda motion to accept the bid, Amy second. C A U bid accepted; Travelers included a significant increase.

John made a motion to adjourn at 8:11, Terri second. Meeting adjourned at 8:11, out next meeting will be March 10 at 7:00PM.

Respectfully submitted,

Terri Morioka