

January 12, 2022

Meeting called to order at 7:00.

Present were John, Amy, George, Dan, and Terri. Also present was Dawn from Leadership.

Co-owner _____, addressed the BOD regarding her request to install a Radon remediation system. The system she would like to use has to be vented out through the basement wall with a large vent stack going up the back wall of her condo to a foot beyond the roof line. Susanna presented a contractor bid and pictures of the system. The contractor had made the request previously and was turned down because the Request to Alter was not submitted, nor was the contractor information. The BOD discussed the request during Closed session.

President's Report.

The trash issues are happening again, people filling the dumpsters with furniture, construction debris and large amounts of trash. Dan will look into getting new cameras now that we have Cape Wi Fi.

The snow contractors did not clean the decks and stairs to the clubhouse. Terri will contact them about it.

Treasurer's Report was read.

The BOD reviewed the minutes from October (the November meeting was cancelled, and we do not meet in December). Amy made a motion to approve as read, support from Dan. The October meeting were accepted as read.

Closed session.

The Delinquency Report was not available due to the change in Management.

The BOD discussed a raise for Clay for the new year. Clay has been doing excellent work, all the co-owners like him. We are very please with his performance. We had in our budget \$31,000.00 for the maintenance position, last year we paid Clay \$25,555.00. Terri motioned a raise to \$21.50 with no benefits, Dan supported. The motion was passed.

The need for a Welcome packet came up again. While we would like to think that everyone would read the bylaws before buying a home at the Cape maybe an "at a glance" type of packet would be helpful. Dan will work on it.

Radon remediation. Board members reported that a unit in building one has had a Radon system installed without any paperwork or request submitted. The contractor drilled through the back wall and installed an approximately three-inch PVC vent stack up the back wall of the building. This system is in violations; no paperwork submitted, and a common element was altered. It is believed to be on the Patterson condo, Dawn will send them a letter advising of the violations.

In addition to _____ the BOD believes the will be others requesting to add these systems once we decide on if we will allow these requests.

Issues to venting through the wall.

Past co-owners were made to install their systems through the walls, should we change the rules now?

Esthetics, it's ugly and what if everyone decided to put in a system?

Maintenance, who will be responsible and how will that responsibility be enforced.

Who will be responsible if the unit is sold?

Currently the bylaws do not allow alterations to the common element (walls and the outside of the building).

The BOD discussed how to enforce the maintenance in the future, if the pipe comes loose, will the co-owner keep up painting. Dawn reported that her other properties do not allow anything to be installed on the outside of the building. There is an alternate way to install remediation going up the inside of the walls and through the ceiling, is this any better?

Dawn will ask our attorney to give us an opinion.

Terri mad a motion to adjourn at 8:15, support from George. Meeting adjourned.

Our next meeting will be February 9 at 7:00PM.

Respectfully submitted,

Terri Morioka