

Minutes from January 13th Meeting 2021

CTO at 7:04 PM

Present; John, Amy, Terri, George and Dawn

Therance's seat is empty since Therance has moved.

President's Report;

The new snow removal contractor is doing a good job, he has come by at times he wasn't obliged to.

Remaining plumbing units 12.

Remaining roofing buildings, 3, 6, 9, 10 and 12

With so many people moving in and moving out seems the dumpsters are always full and many more cases of dumpsters being full of boxes not broken down and trash left outside of the dumpsters. One of the cameras is not working due to a power surge so we are not able to see who is dumping there.

John has a new flag; we will have Clay put it up and properly dispose of the old one.

Treasurer's Report was read and accepted. Dawn commented that there would be no late fees for January as the coupon books were late being mailed out.

Minutes from the November meeting were ready, George motion to accept as read, support from Amy. The November minutes were accepted as written.

Old Business;

Dawn will contact plumbers for bids on the remaining 12 condos. Once she has the plumbers lined up two BOD members will meet with them to go over the bids. The BOD hopes to get this project completed this year.

New Business;

We have noticed a problem with speeders on the property. Dawn suggested a newsletter reminding people about the speed limit, trash, parking and recycling and dog clean up.

During discussion about parking, it was noted that [REDACTED] and [REDACTED] have been parking [REDACTED] car in the visitor's spot in front of their condo. This means there's no visitor's spot for building five and that both of [REDACTED] parking spaces are empty while they are in Florida. Dawn will send a letter asking the [REDACTED] to move one of the vehicles to the [REDACTED] parking space. Also, to fix the gray [REDACTED] it is in the bylaws that all vehicles parked in the Cape must be drivable.

There was a party at the clubhouse during the holidays that went on too late and guests were parking all over, on the lawn and in other co-owner's spaces. The rules will be re-written to reflect the

curfew, the overflow parking at the bottom of the hill and the co-owner is responsible for the behavior of their guests. Now that we have Clay, we can have him do inspections after clubhouse events.

Lawn Service for 2021, Dawn will ask our current contractor, Seasonal Property Maintenance, to bid on the next two years.

The water heater in the clubhouse is not working. Clay worked on it and tried to repair it but could not get it working. Terri suggested we price and on demand heater, so we aren't heating water when no one is around. Dawn will get us some prices.

Dawn presented a bid from ABC Pool for 2021 pool opening and closing as well as acid wash. Opening is \$625, Acid Wash \$425 and closing \$625. Terri motion to accept these rates for 2021, John supported. All these prices are the same as last year.

George made a motion to adjourn at 8:12, support from Amy.

Meeting adjourned at 8:12.

Respectfully submitted,

Terri Morioka