

Board Meeting, March 9, 2022

Call to Order at 6:58

Board Members Present, John, Amy, George, Dan and Terri

Management Present; Dawn from Leadership

Co-owners Present; none

President's Report.

We need to start getting bids to repair 2 catch basins and two manhole covers. We are also going to need to do repairs to the road and have it resealed this year.

We have updated roof bids for two remaining buildings. Building Three will be \$21900.00 and Building 12 \$17,100. The cost of plywood is up to \$60.00/sheet. Most of the buildings we have done have needed all new plywood.

Can we have Kyle from the lawn service (mowing) come to meet with the BOD to go over some of the problems we had last year. Issues were mowing when the grass was wet, mowing too fast and gouging up the grass and blowing cut grass onto decks and porches.

Treasurer's Report.

The meeting is being held on the 9th and the grace period ends on the 10th so the reports will not be available until the 11th. Dawn did say that our rate of delinquencies is down to three this month, much improved over the time Leadership took over the Cape management when we had more than \$20,000.00 in delinquencies. The BOD thanked Dawn for her hard work on that.

February Minutes were read, and Amy made a motion to approve them as read, Dan seconded. The February minutes were approved as read by all BOD members.

Radon Meeting Minutes were read, and Dan made a motion to accept them as ready, George seconded. The Radon minutes were approved as read.

Old Business.

1.) Dan reported on the cameras, the cameras he had may not have enough range to cover all we need to see. They can be set up to see the pool areas, the parking lot, each dumpster but we will need an enhancer to see down by the dock areas. BOD agreed to add the enhancer to the package. The total cost will be \$1297.08, we have an Amazon gift card for \$250.00 Dawn will apply to the purchase. Dan will see about the installation and programming. Terri made a motion to go ahead with the purchase, George seconded. All voted to have Dawn buy the cameras and get the project started. Thanks Dan for all your work on this.

2.) Radon Policy, our attorney is drafting a policy to mirror the bylaws which will be specific to Radon Mitigation Systems. Co-owners will be able to review the policy but only the BOD will vote on it

New Business.

- 1.) [REDACTED] has requested to coordinate a community-wide yard sale. Jessica will organize it and advertise. Request approved.
- 2.) Pool Opening; We will have the pool ready for Memorial Day weekend. Dawn will call the pool service. George thinks we need a new chlorine pump. Dawn will have the pool service check it when they come. Some of our furniture will need to be replaced. Terri will work with Clay on that. Dan will get the 911 phone reconnected on our Comcast service.
- 3.) The BOD discussed approving co-owner requests via email. Some feel it is too much for Leadership to manage the numerous emails, BOD members sometimes miss seeing the requests and so do not vote. Going forward we will only review and approve requests at meetings.
- 4.) Co-owner [REDACTED]; has a gate key and has been parking a trailer down the hill. Amy reported no paperwork or registration for the parking space or trailer. Dawn will send her the paperwork to get everything registered.
- 5.) Discussion of [REDACTED] Radon Mitigation system installed on the outside of the building and no Alteration Request.

The [REDACTED] have submitted all of the paperwork. They are asking for a variance to leave the system as it is because they have invested money in the existing system, and it will cost more to have it removed and repaired and then re-installed properly.

If we make an exception for them will this lead other co-owners to think they can do the same and ask for special treatment after the fact?

Previously two co-owners have asked to do this work and agreed to do it from inside their unit as allowed in the bylaws. Only one co-owner did the installation. They and two other co-owners who have made alterations to the common element have had to file with the county an agreement relieving the Association of any responsibility for maintenance or repairs to these alterations. The agreement for current and future responsibility must be notarized and given to our attorney for filing with the Warranty Deed for future co-owner's reference.

What would be a reasonable compromise?

The [REDACTED] had the system installed on the outside of the building, they claim to have misunderstood the alterations process and now are asking for a special variance of the bylaws to keep the system as installed but as is with a contractor installed covering.

After reviewing the pictures submitted by the contractor the BOD agreed to the following terms to allow the Patterson to keep the current system.

A color matched downspout upgrade must be installed as shown in the picture.

They must correct the deed to relieve the Association of all responsibility for any future maintenance or repairs. The co-owner must do all upkeep.

Two Board members must approve the final work.

All the conditions must be met within 30 days.

George made the motion, Terri seconded. Votes as follows. John-yes, Amy-yes, George-yes, Terri-yes, Dan-yes.

Dawn will contact the [REDACTED] and advise.

6.) Received [REDACTED] request to alter. Her request has been signed by the Land Contract Holder but, [REDACTED] didn't sign. She is requesting to install on the outside of the building.

The request was denied for the outside, but [REDACTED] may resubmit for the approved installation. [REDACTED] and the Land Contract Holder will need to sign the request to alter form and the form to change her deed. The change to the deed will have to be notarized and sent to the Association's attorney for filing and then she can have the work done.

Dawn will advise her of all of this and that if she decides to move forward with outside installation that will be a violation and she will have to remove it and could be assessed a fine.

7.) [REDACTED] tenants have a kayak storage rack on the lawn behind their condo. No storage of any kind is allowed on the lawn so the rack will have to be moved. They could relocate it to the boat storage area if they fill out a request.

Amy made a motion to adjourn at 8:56PM. Second by Dan. The meeting was adjourned.

Our next meeting is an open meeting on April 13 at 7:00PM.

Respectfully submitted,

Terri Morioka