

Minutes of the Board of Trustees 2021 Annual Meeting

May 11, 2021

Present: Board of Trustees: Jeff Garber, Chairman, Kevin Kiley, Treasurer,
Steve Delaney, Marie Janiak, and Alan Maravelias

Barkan Management: Jim Donnelly, Sarah Luscomb and Jay Miller

The meeting was called to order at 5:00 p.m.

Jeff Garber introduced and thanked the Barkan staff consisting of Portfolio Manager Jay Miller, Maintenance and Facilities Manager Jim Donnelly, and Property Administrator Sarah Luscomb.

Guest speaker, Andy Sheehan, Town of Middleton Town Administrator, along with former Fire Chief, Frank Twiss, and Master Development Committee, member William Renault, gave a presentation on the proposed plan for the new municipal buildings at the former Middleton Golf Course. Mr. Sheehan explained that for the plan to go forward, there needs to be an approval of 2/3rds of the residents in attendance at Town Meeting on Saturday, June 5, and also an affirmative vote by a simple majority of the residents voting in the town election on Saturday, June 12. Mr. Sheehan answered questions from Fuller Pond Village residents.

Jeff Garber discussed the reopening of the clubhouse and facilities. Starting Saturday, May 29, the clubhouse and amenities will be completely open for resident's use including rentals and functions. The outdoor pool will open on that date and, as of that date, both pools will resume back to normal capacity with guests being allowed.

Jay Miller discussed the 2020 financials. The replacement reserve account began the year with \$242,000 and ended the year with \$307,000, a \$62,000 gain. Due to a lighter than anticipated snow season, \$25,000 was transferred from the operating account into the snow reserve fund earmarked for future snow removal. \$15,000 was transferred from the replacement reserve account into the segregated waste water treatment plant replacement fund during 2020. This account now has a balance of \$273,098. A resident asked if there were any expenses other than snow that were substantially over or under budget during the year. It was stated that water expenses were substantially over budget which may have been due to more residents being home during Covid.

Jeff stated that the association has engaged Michael Callahan of Callahan and Associates to perform a reserve study. Once the board receives the study, which should be in the next few weeks, major project planning, including timelines, can begin. One priority will be replacing the front half of the outdoor pool deck, hopefully completed this fall after the pool closes for the season. As part of the project, the Board will explore changing the height of the stairs into the pool area for ease of access and also the feasibility of making the entrance handicapped accessible. Jeff stated that the Board has been discussing options and costs related to replacing the tennis court surface.

Jim Donnelly reported that the paint cycle began this week. There will be 6 buildings painted this year. Jim, along with his helper, Ken Haynes, have started to repair any rotted wood which is done before each building is painted.

Marie Janiak gave an update on Landscaping. She stated that we are very satisfied with our new landscaper, ProScape Landscaping Company. There was discussion among some residents pertaining to the condition of the lawns behind their units. It was stated that there is no irrigation in the backs of buildings to grow and maintain new lawns. The cost of installing irrigation in the backs of buildings coupled with the cost of additional water make this project unfeasible at this time.

Jeff thanked Steve Delaney for his 2 years of service as a Board Member. It was announced that a quorum has been met and Marie Janiak, Alan Maravelias and David Mechanic were elected to two-year terms to the Board of Trustees. David Mechanic of 23 Stoneybrook Lane was welcomed as a new member by those in attendance.

The meeting was adjourned at 7:00 p.m.

Subsequent to the meeting the board voted Jeff Garber as Chairman and David Mechanic as Treasurer for the coming year.