

Minutes of the Board of Trustees Meeting

July 13, 2022

Present: Board of Trustees: Jeff Garber, Steve Delaney, Marie Janiak,

Alan Maravelias, David Mechanic. Barkan Management: Jay Miller, James Donnelly, Sarah Luscomb

1. Call to Order
Jeff Garber called the meeting to order at 6:00 p.m.
2. The board approved the June minutes.
3. Financials
 - a. Jay Miller reviewed the May financials with the board.
 - b. The board discussed the capital budget. Steve Delaney offered to put together a planning document for future projects using the reserve study as a guide.
4. New Business
 - a. There was discussion of the need for roof replacement for the clubhouse. It was noted that this roof was not replaced as part of the recent roof project. Jay Miller is working to gather specifications and pricing.
5.
 - a. The board discussed wall hangings for the clubhouse. It was decided to procure photos of past and present Fuller Pond Village images or the Town of Middleton in general to be enlarged and framed. The board requests that any resident who has photos such as this that they would like to have considered for the clubhouse to please send them to the office.
- 6.
7. Maintenance Supervisor Report and Work Order Review
 - a. The final coating on the tennis/pickleball courts will be installed on July 14.
8.
 - a. Jim suggested performing an inspection of the unit that has the irrigation valve and water main for each building to ensure it has a working shut-off valve. There is one unit per building. The board agreed that Jim should perform this inspection.
9.
 - a. There are currently four front step total rebuilds under way. This will complete the front stair repair/replacement program for this year.
- 10.

- a. The fifth building in this year's six building paint cycle has begun to be painted. Jim noted that the painters are working faster with a bigger crew this year and he and his helper are working as best they can to replace any rotted wood on buildings prior to the painters completing them. There is some work not able to be performed prior to painting which will be completed post painting.
- 11.
- a. Jim's summer helper Ryan is continuing to paint railings and mail huts. Jim made a request to purchase an electric sander to make the sanding of the handrails more efficient. The board approved this purchase.
- 12.
- a. Jim received a quote in the amount of \$11,200 from Triad Associates to replace the blue tiles along the upper edge of the outdoor pool. There was also a quote in the amount of \$1,800 to install nonstick tile on the steps going into the outdoor pool and at the delineation between the shallow and deep end. The board approved these two proposals with the work to be done following the closing of the pool for the season. There was also a quote in the amount of \$8,800 to replace the coping stones that delineate the pool deck from the pool. The board didn't feel this was a necessary replacement and did not approve the replacement of these stones.
- 13.
- a. Jim stated that he has begun a project to replace rusty nails in the front entryways of multiple units. He noted that it is a time-consuming job and he will get to as many as possible this year.

14.

15. Landscape Update

- a. Due to a drought situation, the Town of Middleton is at a level 5 water ban allowing for hand watering only. In order to attempt to protect the lawns from burning, the landscapers will not be mowing every week until the drought subsides. The landscapers will be performing weeding and working on encroachment projects in place of mowing during the off weeks. Jim and his helper Ryan will hand water the flowers at the front of the clubhouse and at the front of the property on multiple mornings which is allowed.
- b. The board discussed devising a plan for certain backyard areas where maintaining healthy lawns is a challenge. Steve suggested hiring an outside expert to evaluate what our options are which may include plantings other than traditional grass. Steve will work with Jay to procure a proposal.

7) Executive Session

8) Adjournment – The meeting was adjourned at 9:05 p.m.