

Minutes of the Board of Trustees Meeting
July 9, 2019

Present: Board of Trustees: Jeff Garber, Marie Janiak, Alan Maravelias, Steve Delaney, Kevin Kiley. Barkan Management: Jay Miller, James Donnelly, Sarah Luscomb

- 1) Call to Order
Jeff called the meeting to order at 6:00 p.m.
- 2) Approval of Minutes
The board approved the minutes for the May Board of Trustees meeting.
- 3) Homeowner Comments /Requests
 - a) A resident of 2 Greystone Drive requested to replace their deck with Trek decking and composite railings. The board approved with a final check from Jim to confirm the rails are the exact size and color as the original ones.
 - b) A resident of 2 Mills Point requested to plant 3 white pine trees for privacy in their back yard, to paint the patio a grey color to match existing colors and to put bricks and stone under deck with 2 new Hosta's planted. The board approved. Jim will get them the correct color gray for the residents to use
 - c) A resident at 2 Bellingham Court requested that the association plant seed behind his unit where the yard has eroded. It was discussed that this is a common issue in the back yards throughout the property. The Board will discuss with landscaper the options to address this issue, which may include something other than grass.
- 4) Financial Report
 - a) The board reviewed the May financials.
- 5) Unfinished Business
 - a) The board reviewed the 2 bids from contractors for the indoor pool project. The board voted to use Danny Cerqueira's Construction, LLC at a cost of \$344,058.00. The work should begin in approximately 1 month and will take 3 -4 months to complete
 - b) The board discussed the trash pick up policy. There are excessive amounts of trash being put out for pick up which may result in an increase of cost from our trash hauler. The board voted to send out a message to all residents reminding them of the trash rules.
 - c) The board reviewed the masonry list. The board voted on the final list to be completed with the stipulation that Jim inspects all demolition before any rebuild commences.
 - d) The board discussed the estimate from Lines by Hines to paint lines on the property. The board voted to re-paint the center line, paint the arrows at the entrance showing direction of entrance and exit, and paint guidelines along the

curb in areas deemed necessary due to safety at night. The curb will also be painted around the circle at the front entrance.

6) New Business

a) The board reviewed and signed the 2020-2022 snow contract.

b) The board discussed the assessment that will be applied for the pool renovations. It was voted to have 2 installments for the assessment with the first one being due the end of August and the second installment due the end of September.

7) Landscape Update

a) Marie discussed that pruning will be started next Monday. The landscapers will prune the evergreens in the front of the units along with the flowering shrubs. They will prune 12' up on trees that are obstructing views. Pruning will be done again the end of September into October. Pruning will be done 2 times per year.

8) Work Order Report

The board reviewed the work orders called in since the last meeting.

9) Executive Session

10) Adjournment

The meeting was adjourned at 8:00 p.m.