

Minutes of the Board of Trustees Meeting

February 12, 2021

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

1) Call to Order

Jeff Garber called the meeting to order at 9:00 a.m.

2) Homeowner Requests

a) The board discussed various requests for residents to use devices such as propane or wood burning fire pits on their decks or walkouts. In preparation for the discussion the association insurance agent was consulted. He advised that devices such as fire pits and smokers are not allowed per our insurance policy. Only traditional grills are allowed. In light of this, the board voted to not amend the current rule that prohibits such devices.

b) The board discussed a request from a Fuller Pond Road resident for the association to install a "do not enter" sign at the entrance of the fire road due to delivery trucks accessing the road and having to back out. The board received communication from 2 residents in the area stating they did not believe it was enough of an issue to warrant a sign. After much discussion including a discussion of the abundance of signs already on the property, the board voted not to install the sign.

3) Financial Report

a) The board reviewed the year end December 2020 financials. Jay reported the association ended the year under budget. The biggest variances were snow expenses coming in under budget. It was noted that all monthly reserve contributions were made last year ending with \$307,000 in reserves

b) The board reviewed snow expenses from the prior 3 years, cumulatively snow was under budget \$25,844 for the 3 years. The board voted to transfer \$25,844 from the operating account to the snow savings account on April 1, 2021 provided the association isn't over the year-to-date snow budget at that time.

4) New Business

a) The board reviewed a proposal from Farina Corporation for preventative maintenance of all clubhouse HVAC systems and the indoor pool heater. The board voted to approve the proposed \$5500.00 annual 3-year contract.

b) The board reviewed a quote from Ultra Safe Pest Company to replace Pest End for all pest calls and replace A-1 Exterminators for the termite port monitoring on the property. The board was in favor of management switching to this vendor. Ultra-Safe also submitted a proposal to seal the buildings to prevent animal penetration. The board requested additional information pertaining to the this and will revisit it once received.

5) Work Orders

The board reviewed the work orders for the past month.

6) Executive Session

7) Adjournment – The meeting was adjourned at 11:15 a.m.

The next board meeting will be held Friday March 19, 2021 at 10 am.