

Minutes of the Board of Trustees Meeting

March 19, 2021

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

1) Call to Order

Jeff Garber called the meeting to order at 10:00 a.m.

2) Approval of Minutes

The board approved the minutes for the February 2021 Board of Trustees meeting.

3) Reserve Study

a) Michael Callahan from Michael Callahan Associates will be on site to perform his site evaluation on Monday April 5th. Jeff Garber, Jay Miller and Jim Donnelly will accompany him.

4) Homeowner Requests

a) The board discussed the condition of the stone wall that circles units 2-10 BHC. There was also discussion of the drainage on one of the driveways in that area. After some discussion the board decided to have Michael Callahan from Callahan Associates, who is an engineer, assess the area when he is on site April 5th.

b) The board discussed multiple requests to increase the indoor pool temperature. After discussion it was decided to increase the pool temperature one degree to 84 degrees.

5) New Business

a) The board discussed the requests of many residents to allow to bring family members to the use the indoor pool. After much discussion the board agreed to allow up to 4 family member only guests such as children or grandchildren to accompany residents. Friends will not be allowed until further

notice. Anyone using the indoor pool including family member guests must be signed-up on the on-line sign up. The 10-person indoor pool limit will remain in place for now.

b) The board discussed the issue some ridge caps blowing off during recent storms. R.J. Allain Roofing Company, who originally installed the new roofs will repair any ridge caps that were blown off.

c) The board met with Rich Merullo, Operations Manager of Ultra Safe Pest Management of North Andover, Ma. who is taking over all pest management in the community. He presented a proposal to seal the buildings to prevent rodent infiltration at a cost of \$650 per building. Once done any rodent calls would be handled at no charge. The board conducted a lengthy discussion on the proposal and decided to have 2 buildings done as a test case with possibly having the rest of the buildings done depending on the outcome.

d) The board reviewed a marketing proposal from Verizon which would include pamphlets being given to new residents and brochures to be left in the clubhouse and possible marketing events in the community in exchange for a one-time payment of \$11,505 to the community from Verizon. This agreement is similar to

an agreement the association entered into with Verizon when they originally installed on the property a few years ago. The board asked management to gather some additional detailed information and will revisit this at the April meeting.

6) The board reviewed the February financials.

7) Work Orders

The board reviewed the work orders for the past month.

8) Executive Session

9) Adjournment – The meeting was adjourned at 12:45 p.m.