

## Minutes of the Board of Trustees Meeting

April 13, 2021

Present: Board of Trustees: Jeff Garber, 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 6:00 p.m.

### 2) Homeowner Request

a) The board discussed a request from the resident of 2 Fox Run to remove and replace a shrub in front of his unit. A previous request for this which was approved has expired. The board was in favor of this request but tabled it until the homeowner submits plans with details of the planting.

### 3) Unfinished business

a) The board discussed the upcoming annual meeting. The meeting will be held on Tuesday May 11, 2021 at 5 p.m. around on the outside pool deck in order to socially distance.

b) The board reviewed a 10 year proposed marketing agreement from Verizon. The agreement includes such things as new owners receiving a Verizon brochure during orientation. The agreement is not an exclusive agreement and owners are able to choose any provider they wish. The agreement is similar to a previous agreement Fuller Pond had signed with Verizon. The board approved the agreement with a one-time payment of \$11,505. going to the community.

### 4) Financial Report

a) The board reviewed the March financials. Expenses were under budget year to date due to very little snow in March. It was noted that utilities were over budget.

b) The board approved the 2020 year-end tax return which will be signed by the board chairman.

c) The board approved as final the independent Fuller Pond Association 2020 draft financial review and statement provided by Keane and company.

d) Ultra Safe Pest Management will seal up two buildings to prevent animal infiltration as a trial as approved at the March Meeting. The two buildings to be done will be 2-10 Bellingham Court and 12-20 Bellingham Court.

#### 5) New Business

a) The board discussed and approved reconsolidating the fitness equipment to the down stair's fitness center. Jim will contact the company who originally moved the equipment to the main floor to move the equipment back down to the fitness

center. Sign ups will still be required with 3 participant's wearing masks allowed per session.

b) The board discussed purchasing new indoor and/or outdoor pool furniture. The decision is to not purchase any new pool furniture at this time. The board also discussed replacing the hanging lights in the main clubhouse area. It was decided that the lights will be cleaned rather than replaced at this time

c) The board discussed 2021 masonry repairs. The board will evaluate and compile a list of repairs or replacements to be done this summer and will discuss this at the May monthly meeting.

d) During a meeting with the fire chief the association was informed that the 25 year-old fire alarm digitizer which is owned by the Fuller Pond Village and is located in the 911 call center is nearing the end of its useful life. Management and the board are in the process of reviewing options.

#### 6) 2021 Reserve Projects

The board briefly discussed the capital projects for 2021. The board will discuss in detail once the Reserve study is complete in 4 – 6 weeks.

#### 7) Landscape Update

a) The board discussed the snow plow damage to the lawns. The plow company, Reliable Snow Removal will repair the lawn damage.

b) Marie discussed the tree removals that were previously done and what will need to be done in the future. Marie will make a list of the additional trees that she feels need to be removed for the board to review.

8) Work Orders

The board reviewed the work orders for the past month.

9) Executive Session

10) Adjournment – The meeting was adjourned at 7:45 p.m.