

Minutes of the Board of Trustees Meeting

August 18, 2021

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 voted to approve the July 2021 meeting minutes.

3) Jennifer Ryan made a presentation on a product called Leaf filter which is a gutter guard type product. She stated that installing this product over the gutters would prevent clogging and eliminate the need for gutter cleaning. The board decided to have the product installed on 10 gutters including on the units of two owners that have requested them due to continual clogging of their gutters as a test.

4) Financial Report

a) The board reviewed the July 2021 financials. 2022 Budget review will start at the September meeting. There will also be a review of the recent reserve study as part of the process.

5) Unfinished Business

a) The board approved to amend the proposal for the tennis court renovation project. The original quote was for 2 tennis courts at a price of \$51,500.00. The new proposal to install 3 pickle ball courts and 1 tennis court was approved at \$54,700.00.

b) The board discussed installing a bocce court as an added amenity. After much discussion, it was tabled until further investigation can be done on a suitable location.

6) Maintenance Supervisor Report and Work Order Review

a) Jim updated the board on work in progress at Fuller Pond. Two irrigation clocks are being changed. The concrete sidewalk repair list was discussed and approved to start next week. The asphalt roadway crack sealing is expected to be done in the next few weeks. Jim and his helper are currently working on the last building to prep for the painters. The painters have completed three of the six buildings in this year's paint cycle and have started the fourth.

7) New Business

a) The board discussed implementing a policy for long term overnight house guests, to be allowed to use the amenities without the unit owner present. The board tabled this discussion until next month after more details could be worked out and considered.

b) The board approved the replacement of 7 lamps and poles around the outdoor pool area.

8) Landscape Update

a) The board followed up on last month's request to repair sections of grass in the front of 2 Bellingham Court. Our landscaper will loam and seed the sections and extend one irrigation nozzle. It was noted that due to the tree roots in the area some of the grass may not flourish as it otherwise would.

b) The board followed up on last month's request to repair the lawn behind 6 Bellingham Court. The options discussed were to put and loam and seed with a mesh mat under the grass to prevent erosion, or to hydroseed the area. The board will get prices on both options and make a decision.

c) Marie discussed general landscaping. She stressed that the trees and shrubs in Fuller Pond are old and needs a long-term plan to care of the safety and health of these trees. There are trees that need to be removed. Marie has evaluated trees on the property with the Arborist and has worked off that list this summer, attending to the trees closest to the building, branches on roofs and the age of trees.

9) Executive Session

10) Adjournment – The meeting was adjourned at 7:55 p.m.

