

## Minutes of the Board of Trustees Meeting

October 20, 2021

Present: Board of Trustees: Jeff Garber, Steve Delaney, Marie Janiak, 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) The board approved the September minutes.

3) It was confirmed that the annual community Christmas party will be Sunday December 12<sup>th</sup> from 5 pm to 8 pm at the clubhouse.

4) The board voted to approve the 2022 budget which includes a 4% increase in condominium fees. Notice of the monthly fee change will be sent to all owners by US mail prior to December 1<sup>st</sup>.

### 5) Financial Report

a) The board reviewed the September financials.

### 6) Maintenance Supervisor Report and Work Order Review

Jim updated the board on work in progress at Fuller Pond.

a) The fall gutter cleaning will be scheduled for mid-November. The board received 2 proposals for the gutter cleaning. New England Gutter quoted \$7,965.00. DL Landscaping quoted \$7,200.00. The board decided to go with DL Landscaping again, who did the gutter cleaning in the spring.

b) The outside pool is scheduled to be covered this week.

c) The roadway crack sealing will be completed next week, weather permitting.

d) Jim will install the Do Not Enter sign at the fire road on the end of Fuller Pond Road by the end of the week.

e) The painters are on the last building for this year.

f) The new posts for the outdoor pool lights have arrived and the new lamps are due in shortly. The installation is scheduled. Parts from the existing outdoor pool lamps and posts will be used to repair the pond lights and posts.

#### 7) New Business

a) The board discussed a proposal from Instant Alarm that would allow for individual owners who choose to eliminate their land lines to purchase a cellular transmitter for \$350 from Instant Alarm at their expense for their fire and burglar alarm monitoring. In addition, owners opting for this would also be required to pay Instant Alarm a monthly fee of \$15 for wireless monitoring. After discussion the board indicated that they are in favor of allowing this option sometime in the future but still have some questions for Instant Alarm such as the cost to switch a unit back to the original system if an owner wanted to and especially what would happen upon a sale of a unit.

#### 8) Landscape Update

a) Marie updated the board on landscaping. The landscapers will be here consistently to clean up the leaves and pine needles. As residents have noticed the property looks very nice with the fall decorations compliments of our landscapers.

#### 9) Executive Session

10) Adjournment – The meeting was adjourned at 7:15 p.m.