

Minutes of the Board of Trustees Meeting

March 15, 2022

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 approved the minutes from the February meeting.

3) The board reviewed the July financials. Jay Miller pointed out that the biggest budget variance year to date is the snow line item. Snow expense through March 10th was \$131,000 with an annual snow budget of \$152,000.

4) Maintenance Report

a) At Jim's suggestion, our landscaper, ProScape Landscaping, will

be consulted for options for lowering the flower beds on the sides of some of the mail huts to eliminate water pooling on the walkways.

b) Jim recommends doing more crack sealing on the roads this summer. He stated that the sealant seemed to hold up well over the winter. Jim will get pricing.

c) Jim stated that the areas of the outdoor pool deck that were sealed and painted last fall held up well over the winter. The board approved continuing the process to the rest of the pool deck.

d) Building Envelope Analysis, LLC. has been engaged to look into options for corrective action pertaining to ice dam issues on Hamilton units. We are awaiting their analysis.

e) Jim stated Ken Haynes his summer helper last year is available to come back this summer. The board approved employing Ken for the season.

5) Unfinished Business

a) Pond Lights

The board reviewed a sample of lamps to be placed on the new pond lamp posts which are ready to be installed. After some discussion it was decided that Sarah and Marie will contact Light N Leisure to get price and availability on lamps to match the outdoor pool area lamps. Subsequent to the meeting, lamps more harmonious to the outdoor pool lights were ordered from Light N Leisure.

b) Clubhouse Furniture

The board discussed options for clubhouse furniture. After lengthy discussion, including input from owners in attendance, it was decided to purchase separate furniture for the clubhouse deck and the clubhouse interior. The board approved the purchase of 3 round umbrella tables and chairs for the deck. New matching umbrellas will be purchased for these and the existing pool deck tables. The board also approved the purchase of one or two loveseats and four chairs to be purchased for inside the clubhouse. The board will collaborate, incorporating unit owners suggestions, on style prior to the furniture purchase.

6) New Business

a) Electric Car Chargers

There was a preliminary discussion on logistics for owners who wish to install a 220 Volt, level 2 electric car charger in their garage. There have been inquiries from owners as these chargers give more range than plugging into the existing 110 volt plugs in the garages. In order to have the electricity billed to the correct unit owner, the wire would need to originate either from the unit owners circuit panel in their basement or from the unit's electric meter in the meter shed for the building. The challenge is running the wire from certain parker units whose garage is on the opposite side of the building from the meter shed. More research will be done on this matter.

7) Executive Session

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