

## **Minutes of the BOARD of TRUSTEES MEETING**

**November 16, 2022**

### **1. Call to Order**

Jeff Garber called the meeting to order at 6:00 p.m.

### **2) The board approved the October minutes.**

### **3) Old Business**

a) Cydney Ambrose updated the board on the wall hangings for the clubhouse. She presented the board with her recommendations on the custom framing. Her suggested is to hang 7 - 11" x 14" prints along the wall near the kitchen and 1 - 16" x 20" picture on each side of the fireplace. The total for

the 9 prints will cost \$295.00. The board approved.

b) The Sun Setter awning representative attended the meeting to answer questions from the board.

Steve Delaney will finalize the policy. An email will go to the community with the guidelines for installing an awning.

b) The board reviewed three bids for the clubhouse roof replacement and approved a bid from Cran-Marsh in the amount of \$70,000.00, which includes 3 new skylights. The board also approved any gutter replacement, if needed, not to exceed \$3,200. The work is scheduled to be completed by the end of this year.

### **4) New Business**

a) The board briefly discussed modifying the rules for contractors installing plantings paid for by

and requested by homeowners. The board tabled this until Marie is in attendance.

b) The board discussed updating some of the gym equipment. Currently there are 2 pieces of

equipment the board is considering replacing, 1 exercise bike and 1 stair stepper. Jim will contact our representative who currently services our equipment to get recommendations and pricing and report back to the board.

c) The board discussed the need for full time summer pool monitors. The board decided to hire monitors only on weekends, if available. Sarah will reach out to monitors to see if they are willing to work weekends only.

## **5) Financial Report**

a) The board approved the 2023 budget. The increase in the condominium fee will be 6.88%.

b) The board approved a transfer of \$100,000.00 from reserve to a 1-year CD at North Shore Bank

yielding 2.75%.

## **6) Management Report**

a) Jim updated the board. Among the updates were mention of the completion of the fall gutter cleaning and the completion of the outdoor pool tile project The heat pump for the fitness center will be repaired as soon as the parts arrive.

## **7) Adjournment 7:20 pm**