

Minutes  
Board Meeting 11/29/18

Present: Henri Clerk, Jeannine Bukvaj, Gordon Freeman, Tim Zwenger, Christy Zwenger, Sharyl Ginther (by telephone conference)

**Henri reported:**

1. The buildings have been painted and the cracks, soffits, etc. repaired. Other than sloppy painting, he (and the board) are pleased with the finished product. There was an air-conditioner replaced after the painting for which the owner then requested the association repaint his area; but it was decided that as this was AFTER the painting had been completed, the added expenses (approx.. \$500) to have the painter out to repaint was not reasonable for the association to have to pay – that owner (3-6C) found their own painter and solution.
2. The sprinkler system is 90% completed. It is a job well done. The controls for the sprinklers are now on both sides of the buildings.
3. The electrical work has been completed – we had/have a very good electrician and he did a great job. It's almost 100% completed. All but two of the lights are now working. The one still not fixed at the south end of the D building we may not repair as it's under concrete/asphalt.
4. The deck/roof of the boathouse is being resurfaced/painted by Dan – and he is painting the boathouse itself as well.
5. The roof of the D building needs to be monitored. The C building roof was replaced a few years ago but D was not.

The problem which Gianni Brill wrote to Cabot regarding his balcony (21C) will be dealt with by Cabot who will explain it is not something we would do (and we didn't paint last year as he believed).

**Jeannine reported (Finances):**

After all this significant work was completed, we had monies from the assessment remaining. The Board voted to use \$25,000 to replace the rotted boardwalk along the inter-coastal. Additionally, some of those monies were used to purchase a table and 6 chairs for in front of the boats, mulch for both the C&D buildings, and a new barbecue by the boathouse. That left \$20,000 remaining which has now been placed in the savings account bringing the balance in that savings account back up to \$90,000 which is the balance that we had had in that account for years and is the preferred practice.

### **Problems were discussed:**

Peter Starflinger in 17C has now had his baby. Despite the fact that we are a 55-and-over facility and there are no children to be “residing” in any unit, we have decided to hope that he, his baby, and the baby’s mother will be moving – which he has indicated he intends to do. If we need to deal with the problem in the months to come, we will do so.

Sharyl is composing a letter for Cabot to send to Janet Park (18C) and Peter Starflinger (17C) regarding the ongoing water damage to 17C caused by a problem with the sliding doors in 18C.

Rules need to be reviewed with association members: particularly that between December 1 and May 1, there is only one vehicle per unit parked in the east lots and C owners are to park in the C lot and D owners to park in the D lot. And the washer and dryers in each building are to be used by residents of that building only.

There are NO animals permitted in the condos or on the association grounds unless pre-approved by the Board, meaning there are no “visiting animals.” The Rule book addresses the need for any visiting animal to be leashed.

For any animal that HAS been pre-approved by the Board (service animal), when outside the animal owner’s condo, the animal is to be on a leash AT ALL TIMES. There have been many complaints by fellow condo owners that 10C is not following that mandate. The Board approved the following new policy: Cabot will send letters to the condo owner who violates this rule regarding having his/her pet on a lease. A second letter regarding a violation by the same condo unit will inform the owner he/she has been fined \$50. And each violation thereafter will merit another letter and another \$50 fine. The \$50 fines will accumulate if unpaid and the Board will pursue collection.

The issue of Danny was discussed. He is currently being paid \$20/hour and works for \$400 per week (7-11 a.m.) His availability in the situation of urgent problems is his saving grace.

Again, Henri and Jeannine referenced that they will be leaving the Board and will need to be replaced at the February 5, 2019 Board meeting. They have worked hard to have the buildings and finances in good shape to be able to turn over to a new President and Treasurer – for which the Board is very grateful.