

South Shore 1 Annual Meeting; September 16, 2017

INTRODUCTION:

Mr. Brown introduced the Board Members; Dennis Brown and Will Reed were present and Bill Messieri participated via telephone. Mr. Brown also introduced new owner Susan Ewell [Unit 5]. Mr. Brown noted the sad passing of Mr. David Springsteen. There were 4 owners present and 1 proxy, therefore there was a quorum.

PROOF OF NOTICE

Mr. Brown asked for a motion from the floor to waive the reading of proof of notice. A motion was made, seconded and unanimously passed.

MINUTES OF 2016 ANNUAL MEETING

Mr. Brown asked for a motion from the floor to waive the reading of the minutes of last year's meeting. The motion was made and seconded and unanimously passed.

BOARD OF DIRECTORS REPORT

Mr. Brown presented the following President's Report:

- Last year, the board had a "walk-thru" with Chris & Damon of It Takes Two to identify potential structural problems. It was noted that the decks are improperly attached to the units, encouraging water to be trapped between the roofs and side of the condo. The 6 units were assessed as worst to best, none of which were acceptable. Unit #5 needed the most immediate attention and was done by It Takes Two in 2016. Mr. Brown noted the cost was expensive and we simply don't have the reserves to address all of the decks immediately. The Board plans to spread out the work & cost over the upcoming years and we will eventually upgrade all of the decks. The alternative would be to have a special assessment, a choice they are hoping to avoid. Mr. Brown had a conversation with Chris this past Thursday to confirm they are on their schedule for this year, probably in early October. Upgrades to the deck and addressing moisture in the siding of Unit #1 and replacing rotting boards on the walkway of Unit #2 will be done this year. Jane Ralph asked what they would be doing to the decks and Mr. Brown explained the procedure. Mrs. Reed found that number to be extraordinary; they had received a quote for \$5000 to rebuild their entire deck. Terry explained there was also interior damage to unit 5. She also noted that other Associations are experiencing the same issues with decks and siding rot; it is not unique to SS1. After a lengthy discussion they decided to proceed with Unit 1 this year and will request ITT take photos and document all of the repairs and notify the Board of the progression. Mr. Brown also encouraged other owners that if they are available to stop by and observe the work being done by ITT, even asking questions of workers.
- Jane Ralph [1] also reported that she has a deck post that she could just kick out and would like that checked, Mr. Brown said he will have that checked.
- Following an earlier Board Meeting suggestion, Mr. Brown explained that he researched composite material for the decks as we consider upgrades. In a conversation with Chris of ITT, they discussed the options. Matching the color would be challenging and attaching that type of material to the current structures is possible, but rather complicated and consequently expensive. Mr. Brown stopped pursuing that option at this point.
- Mr. Brown conducted an early spring walk-thru with a representative of EC Brown to assess which plantings done in 2016 didn't survive. There were only 4 microbiota that failed. During the meeting, the rep made some suggestions about throwing fertilizer on all of the plantings. Katie and Denny followed up with this suggestion, and combined with a summer of ample rain, the plantings look good. EC Brown replaced the 4 microbiota, 3 of which haven't survived. It is likely that the plantings occurred with little care by EC Brown and planting them with some soil supplement would have improved their chances. The blueberry bushes will be done next year which require ECA approval; EC Brown will not be doing the blueberry bushes.

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- As mentioned at the most recent board meeting, mulching was done to only the parking lot side of our grounds. Next year, mulch will be applied to the lakeside half.
- We are scheduled to have restaining done to the condo structures, decks, and walkways next year. In the past we have used It Takes Two for carpentry repairs/replacement and Lake Sunapee Painting for the staining. With Belle Terre's help the Board will seek out quotes for the work and eventually schedule the work for next year. Mr. Brown would like Terry to get quotes for carpentry and staining.

TREASURER'S REPORT

Mr. Reed presented the following:

The cash on hand as of September 16, 2017 was \$18,972 with no delinquent owners. The Common Area Reserves balance is \$47,257, the Operating Reserve is \$8,190 and the Staining Reserve is \$7,155.

- Mr. Brown confirmed that the work for Unit 5 was funded this year; unit 1 will also be funded in 2017.
- Terry explained that the Audited Financials were not ready for the meeting; however, they can email copies to all the Unit Owners when available.

Mr. Reed requested the following:

WHEREAS, the SS 1 Condo Association is a NH corporation duly organized and existing under the laws of the State of NH and

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the SS 1 Association:

RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2017, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604 or shall be applied to the Capital Reserved as determined by the SS 1 Board of Directors

The motion was made and seconded and unanimously approved by the members and adopted and made a part of the minutes of the meeting of the SS1 Condominium Association.

OLD BUSINESS

Mr. Brown noted that as suggested by Laura French in the 5-year plan, they are hoping to plant some blueberry bushes (4or5) along the shoreline. Mr. Brown contacted Leslie Moses of the ECA to get prior approval of where to install the plantings. Mr. Brown contacted EC Brown to schedule the work and noted that he wanted to be present when the plantings occurred. EC Brown confirmed the work couldn't be done until the autumn; the Board was not willing to wait that late in the year for new plantings. In light of how EC Brown handled the replacement of the microbiota for this year, they are not inclined to have them plant the blueberry bushes. Mrs. Reed asked where the blueberry bushes will be going and Mr. Brown confirmed they will be going in the back near the path.

NEW BUSINESS

- Susan Ewell has been in contact with Kevin Cheever of Deck Mechanical concerning his proposal to install an AC unit in her condo. After the preliminary proposal, the Board conferred with the existing Board Policy and sent a response requesting certain requirements before making a final decision. At this point in time, the Board is still waiting for a response from Deck Mechanical. Susan Ewell gave the Board a new proposal and a new diagram.
- Snow Removal Contract for Upcoming Winter 2017-18. Several months ago, the Board was informed by Belle Terre that they would not be providing snow removal for the walks and parking lot for the upcoming winter. Belle Terre sent out requests to local contractors to bid on the snow removal, and Matt Gallien of Hanover Flooring has been contracted for this coming winter. Matt Gallien is staying with the 2" snow amount for shoveling; owners will responsible for removing snow fall less than 2" in accumulation. Susan Ewell will continue to be the watch dog for winter as she is here full time. Matt will provide 1 shaker of salt for each unit; you can still go to Belle Terre to get a refill. Susan Ewell noted that she would be willing to go to Belle Terre to get refills for the owners. She also inquired about getting a path shoveled at the back of her unit and Terry confirmed BT could do it or she could ask Matt.

Terry of Belle Terre explained that unemployment is currently so low that it makes it difficult to find per diem workers for the winter season which prompted her decision to cut back on snow removal. It was confirmed that Belle Terre would be available deck shoveling, etc. after storms have ended.

- Susan Ewell noted that the outside of her chimney needs some work. Mr. Brown inquired how much they paid Dazet to do work last year on chimney. Terry confirmed the amount.
- Mrs. Reed discussed the pressure the Board was under and Terry commented that perhaps the owners could help out with some of the projects.

ELECTION OF A DIRECTOR

Mr. Brown confirmed that Mr. Reed's term expires this year; he noted Mr. Reed is willing to serve again. Mr. Reed was nominated. Mr. Brown opened the floor to other nominations; there being none, the floor was closed to nominations. A motion was made and seconded. Mr. Reed was unanimously elected to serve another 3 year term as director.

After some discussion Susan Ewell said that she may be willing to run for director next year.

ADJOURNMENT

There being no other business to conduct, the meeting was adjourned.

Respectfully Submitted,

Lori Pare, Recording Secretary