

South Shore 1 Annual Minutes, August 24, 2019

INTRODUCTION:

Mr. Brown introduced the Board Members Susan Ewell and Bill Messieri as well as Terry Jones and Lori Pare from Belle Terre Property Management.

There were 4 owners present, no proxies; 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 2018 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:

• Landscaping

- a) Legacy Landscaping performed two major tasks: trimming of shrubs parking lot side & mulching parking lot side. As has been our practice in the past, mulching will occur on lakeside in next year.
- b) Blueberry bushes along the lake: Out of 5 planted, 3 are very healthy, 1 is struggling, 1 is close to dead
- c) Crabapple Tree outside Unit #2 had caterpillars. Denny & Katie removed the insects and sprayed Sevin to counteract spotting on leaves. The Sevin was also applied to tree showing spots located lakeside of Unit #4.
- d) Chippers has been contacted again this year for the annual fall trimming. In the past, they have been good about contacting me prior to their arrival. Hopefully, they will call again this year, so that I can alert the owners of their planned arrival. Mr. Reed asked if he could have a tree trimmed, Mr. Brown wants it tagged. Mr. Brown told Mr. Messieri that one of his trees was taken out by mistake and he was fine with it.
- e) For the past several years, we have had TruGreen spray to kill weeds on bluestone walkway. This year, they sprayed a whole lot more, killing healthy plants of SS1. Contact has been made with TruGreen about their mistake, both phone contact and letter. One response has been received, a rather dismissive response. Several other Eastman condo associations have had similar problems with their work this year. Currently, the bill has not been paid; other associations have taken the same approach of waiting to pay for their services. Update: Terry explained that she just heard from TruGreen and they are waiving the entire invoice for South Shore 1. I would like to hire a different agency for future years, but our choices are limited because of regs controlling who is allowed to spray "weed killing spray." Next year they want them to let them know when they are coming so someone can be there to show them where to spray.

• Dryer Vents

Randy's Appliance was hired to clean the dryer vents for Units 1, 5, & 6. They were the only 3 units done, since the usage in those condos is much higher than the other three. In 2022, the vents will be cleaned and inspected again, and all 6 units will be involved.

• Improvements to Unit #5

Susan added a new porch area to her back entrance and has had an underground propane tank installed, if anyone moves into Unit # 4, they can also connect to the propane tank.

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• Deck Upgrades

I have been in contact with Damon from It Takes Two, in our continuation to upgrade our decks, unit #3 is supposed to be done this year. My most recent email with Damon says they are starting the work next week. Unit #6 will be done next year. Mr. Reed wanted to know what they will be doing and Mr. Brown said they will make the deck stronger. Mrs. Reed wants a grate put in for drainage and wants her deck to look like Jane Ralph's and at the same time increase the deck size. The board would like to discuss this in a separate meeting to make all the decks look the same, this would have to be a By Law change. Mr. Brown asked them to get a plan for what they want.

TREASURER'S REPORT

Mr. Messieri gave the Treasurer's report noting the following:

Current approximate cash on hand as of August 24, 2019

- Checking \$16,937
- Common Reserves \$47,409
- Operating Reserves \$8,197
- Staining Fund \$1,145

There are currently no delinquencies.

A budget meeting to accept the Board approved budget will be held at a later date. All Owners will be notified via US Mail.

The next expense will be the deck work. Mr. Messieri, noted they have been building their reserves. Staining has been completed by Lake Sunapee Painting; he noted they need to find someone else when Bill retires; therefore, they need to start saving for this.

He noted the Audited Financials for 2018 are available on the table. Please view at your leisure and contact us if you have any questions

Mr. Messieri read the IRS Revenue Ruling 70-604 and requested a motion for the following: That any excess of membership income over membership expenses for the year ended December 31, 2019, shall be applied against the subsequent tax year member assessments or common area and/or operating reserves as provided by IRS Revenue Ruling 70-604. The motion was seconded and unanimously passed by the members.

OLD BUSINESS

Mr. Brown reported the following:

- Last year they utilized Matt Gallien of Hanover Flooring for the winter maintenance. He was personally very pleased with the quality of their workmanship as well as their promptness. Unless there are any objections from the floor, he recommends that they direct Terry to set up a contract with them again for the coming winter of 2019-2020.
- The two trees in the parking lot will cost \$4600 [Chippers] to remove both trees. The Board suggested a special assessment of \$350 twice a year. There were no objections to the special; however, Mrs. Reed asked the Board to get a 2nd quote; Terry will obtain a second quote.

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NEW BUSINESS

Mr. Brown addressed the following:

- He noted the Reed's request for air conditioning is set up the same as unit #5 and he has looked at the information and all conditions have been met. Mrs. Reed requested item #3 requiring a cover be waived as none of the units will see the condenser since it is being located on road side of the building. The board agreed to the waiver.
- By-Laws change- Terry explained that they should amend their Bylaws allowing the placement of condensers on common property.
- The cost for trash removal went from \$2.50 per unit per pick up to \$4 per unit per pick up. Mr. Brown suggested they go to once a week all year; the members present agreed.
- 5-year Landscape plan- due in 2020. Mr. Brown will contact Anita Blakeman, the Forester that is working with the other condo groups. He will also address the view issue with her.
- Winter Ice Dams – the current \$1,000 deductible was discussed. Ms. Ewell asked what she can do about the ice dam issues. Terry explained the difficulties dealing with ice dams. The board asked if they should change the deductible. The board would like a quote for a \$1,000 deductible versus \$5,000.
- It was noted that Mrs. Springsteen's daughter has been very helpful regarding her mother's vacant unit.
- Unit Owners were reminded of the State of NH Fire Marshall requirements that the use of charcoal and/or gas grills are prohibited on the decks of South Shore 1 since we are six connected condo units.

ELECTION OF A DIRECTOR

Mr. Brown's term expires this year. A motion was made and seconded to nominate Mr. Brown for another term. The floor was opened to other nominations; there being none, the floor was closed to nominations. A motion was made and seconded, Mr. Brown was unanimously elected to serve another 3-year term as director.

ADJOURNMENT

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

Respectfully Submitted

South Shore I Board of Directors