

Annual Meeting Minutes

October 7, 2023

Meeting began at 11:10

Quorum established at 50% to include participation by phone (5), in person (4) or by proxy.

Board Members:

President: Lois Tupay
Vice President: Michael Blasi
Secretary: Joan Lamarca
Treasurer: John Lydon

Owner attendees:

unit 1 Steven Vitiello	unit 2 Paul Tupay
unit 3 Loon Bauer	unit 10 Levy
unit 11 Scott Lydon	unit 12 Baier
unit 14 Pavel Santos	unit 17 Thomas/Dawn Murray

The first order of business was to elect a new board member...Pavel Santos, unit 14. Pavel ran unopposed. WELCOME PAVAL!

Lois began the meeting by asking that owner questions and input wait until the end of the meeting to allow board members as well as Christine (accountant) and Mike C. (property manager) to completely present information.

She then discussed completed projects:

- Renew Property Manager – MJC Property Services
- Locked in new propane rate at \$1.89
- Serviced Septic System
- Open Pool / New Pool Furniture
- Paved upper parking lot and filled potholes on roadway
- Change access code
- Installed front lower door lock
- Replace smoke/CO detector
- Add signs (quiet hours posted, 2 private property)
- Replace waste pipe cast iron to PVC
- Stain and repair balconies on annual rotation (8 balconies per year)
- Roof Panel (3) replacement (Scheduled for Oct.)
- Add Foam Insulation in Attic (Scheduled for Oct.)

Lois discussed **upcoming projects:**

- Fire marshal project....Owners were reminded about the info sent out regarding the fire code violations history and efforts to date. She stressed that the fire marshal expected it to have been completed by this December and now expects that it will be completed by December 2024. She relayed the suggestion of the architect and fire marshal to combine our efforts with building #1 as this would keep costs down. Building #1 currently does not have a BOD president and is holding its annual meeting in November. We will also be looking into the cost of constructing a fire road (as a third option) on the patio side of the building. She further explained that we are looking into the cost of a loan. Once we have costs for all the options we will present them to the owners at a special meeting where we will also decide whether to finance this project through a loan or as a special assessment to each unit owner.
- Tennis court refurbishing (new fences and resurfacing) We are waiting for an updated quote and are looking for feedback from owners. We are

considering a special assessment to cover these costs, half of which *may* be shared with building #1.

Upcoming needed maintenance discussed:

- new heater in the basement (Mike is in talks with Keyser)
- replacement of gas (propane) line behind rear of building and possibly in front of laundry room due to deterioration
- soffits/facia on rear of building
- repair to cement around pool / new cover
- repaving of lower parking lot
- replace game room doors both the inside and outside
- maintenance of siding
- front facia stain and/or repair
- patio retaining wall and cement walkway replacement

Christine Morrison (accountant) reviewed the budget line by line explaining where cost increases of utilities etc impacted the budget. We were overbudget in 2023 for utilities and other services such as trash. There will be a 7.55% increase. Joan suggested that the Consolidated Communication expense for the game room land line be eliminated as the phone is not needed. We all have cell phones on us. That \$756 savings will go back to owners. **Budget passed by homeowners.**

Mike Coppinger (property manager) reviewed several current projects. He explained why the gable ends need to be done, the problems caused because the two end balconies (units 21 and 24) have no roof and what he proposes to do to mediate further damage over the winter as this project will not happen until next spring as contractor is behind schedule due to the rainy summer. He explained that 3 panels of roofing will be replaced over unit 23 (vent was removed). Once this is done, that part of the attic will get blown in insulation. This should alleviate leakage into that unit.

Deck staining will begin the week of 10/9. Those owners effected will be contacted as he will need to gain entry. *(Note: this has since been completed)*

He talked briefly about redoing the patio and retaining wall. Drainage issues will need to be addressed to complete this project properly.

Annual brush hogging was completed on the back hill.

Pool was closed up. The cover has some holes and probably needs replacing. Bug zappers, tennis nets were brought in. A new lock was put on the gate with a new code so no one can enter during the winter.

Owner Input and questions. (Thanks for waiting until the end)

- Joe Baier suggested Copper Sulfate for the pool as it is for algae control. Joe also had some questions about Keyser's most recent work as he is having problems. Mike will look into it. He will call Keyser Energy as well.
- Scott Lydon suggested we set up zoom meetings as it is a much more efficient means of group communications. Makes no sense to keep paying for a land line in the game room. He expressed frustration about how the back parking lot is plowed towards the handicapped spots and has ruined the bushes etc. He feels it should be plowed up the hill towards the dumpster. He also questioned what type of sprinkler system was quoted for the fire marshal project. He explained the difference between nitro filled (a dry system) and a wet system. Wet systems are prone to corrosion of the pipes which is not a good idea in his opinion. Mike stated that he thought the quote involved the use of PVC pipes, but he will look into it. Lois will mention this when next she speaks with the fire marshal.
- Dawn and Tom Murray talked about fire ladders and sent the board pictures of what they found online. Tom is a retired NYC firefighter and has some knowledge he is happy to share. There was some discussion about fire codes and laws. John suggested a committee be set up Tom look into this. Tom stated he is willing to help however he can. Unfortunately, the connection was poor so I may have missed something here. Please let me know and I will make the corrections.

Meeting adjourned 12:15