



**SAVIN ROCK CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

April 19, 2016

www.savinrockcondos.com

(Check Website for updated information)

Present: Deborah Bragdon, Karen Orlando, Pat Vancour, Ruby Melton, Sal DiNicola, Bruce Levine, John Galaty, Robert Pagliaro

Call meeting to order at 7:00 PM in the SRCA Community Room

Open Forum

#215 Pat Bolleteiri asked if the city paid electric invoices for the boardwalk, also if any thought was given for chain link barriers for the parking lot entrance to boardwalks. Pat asked if the landscapers were going to repair damaged areas. Deborah Bragdon stated that everything will be taken care of, including the center island seeding this spring. Invoices have been paid. Link barriers will be discussed during the meeting.

#12 Debra Cioffi complained about cat litter in her trash area, she also asked how many units use each trash areas. Deb stated also that she watched a strange man roaming down the parking area. John Galaty will follow up on the cat litter. There are 2 residents per trash area.

#43 New owner John Centore stated that he was at meeting to introduce himself to the board.

Minutes

Motion to accept the minutes by Ruby Melton seconded by Pat Vancour. All approved.

Financial Update

Pat Vancour, no question on the budget.

Bob Pagliaro stated that the paving unpaid assessments are down to \$25,000.

Coupon books are going out in a week.

Property Management Report

Bob Pagliaro stated that we received \$207,000 from our insurance company for the damages to building 8, which will cover the cost of repairs.

John Galaty negotiated the security invoice for the week of the fire down to \$2500 from \$5,000. The work that Manny and Kenny did made up for the deductible cost to the association. Deborah Bragdon questioned of the possibility of our insurance company subrogating the work paid by the association's insurance company. Bob Pagliaro stated that is between the Insurance Company and the UI. We will be looking into bldg 7 and 9. Bob Pagliaro stated that the building inspector may want to look into the other buildings for preventive measures. Pat Vancour asked if we know how many times the UI comes out to inspect their equipment. John Galaty proposed bringing in another person for the summer to catch up on the maintenance, primarily painting the trash doors and runways thru out the complex. Deborah Bragdon asked to make sure we notify owners when we begin their trash areas. Ruby Melton asked if we were going to resume painting our cedar shakes. The project will resume in the fall.

Bruce Levine asked if the sheds were being repaired, John Galaty said that Kenny and Manny had built modules during the winter months for the electrical areas of the sheds and had 6 to install. There still are sheds doors and inner leaks to be repaired, and that it is an ongoing project. Motion was made by Pat Vancour to hire one person for summer help, motion seconded by Ruby Melton. John Told Deborah Bragdon that he would have a list of the remaining electrical sheds. There was a concern by the board that this spring we are seeing more than usual, bulk items in our dumpster areas and asked if we could bring in a dumpster to keep the area clean. John said they would bring one in during the month of May.

Pat Vancour stated that the red cherry trees look in bad shape and the unit owners were complaining , would the board consider cutting some down? The board stated that we will bring in Big Oak tree service to inspect the trees, with the board, and Collect Associates.

Presidents Report

Deborah Bragdon discussed pool management for this year, and announced that Karen Orlando will be taking responsibility for pool management. She will begin the process of setting up the pool for the year i.e. hiring attendants, pool maintenance and record keeping, and safety. Karen will meet with the pool company for direction on chemical control and cleaning. The pool company will be cleaning the pool and checking chemicals once each week during the 2016 season. Deborah discussed with Bruce Levine bringing in Frontier and Comcast prior to the next meeting to review with the Board what they would like to do regarding communication and presentations to inform the residents of the new technology available to them.

Deborah Bragdon announced that she is putting together the summer news letter, some of the topics were going to be email, spring clean up, security, illegal parking, and the pool, she also suggested building reps. The idea of chains across the parking areas along the boardwalk to prevent cars from driving thru was discussed, Ruby Melton asked how do we control opening and closing when residents want to walk to the board walk. After a discussion the board agreed not to do this. Pat Vancour and Sal DiNicola asked that we revisit the idea of an entrance gate.

Executive Session,

8:30 Motion made to go into executive session to discuss D & D Contract.

9:10 came out of Executive Session, Contract approved.

Meeting Adjourned 9:15pm

<p>Monthly Board Meetings are held the 4th Tuesday every month at the SRCA Community Room at 7:00pm THERE WILL NOT BE A BOARD MEETING SCHEDULED DURING THE MONTH OF DECEMBER.</p>
