

MINUTES OF THE BOARD OF DIRECTORS  
OF SAVIN ROCK CONDOMINIUM ASSOCIATION, INC.

APRIL 25, 2017

Present at the meeting were Karen Orlando, John Centore, Carol Simler, Ruby Melton, and Debby Bragdon, constituting a quorum.

Absent from the meeting were Sal DiNicola and Bruce Levine.

Also present were Bob Pagliaro and John Galaty.

The meeting was called to order at 7 p.m., at which time unit owners in attendance were invited to speak.

Unit owner questioned who is responsible for website and why minutes have not been posted to website. Debby responded that there were some computer glitches which did not allow for minutes to be uploaded to the website. Unit owner expressed that it was an unsatisfactory response.

Unit owner questioned whether the issue of installing gates at the front entrances could be addressed. Unit owner was told that there have been other occasions that this issue was brought up and voted down by unit owners, but that if she wanted to be part of a gate committee to have investigate this issue again, then it can be looked into.

Issue was made that Unit 38, which is a foreclosed unit, was being cleaned out by workers we believe to be hired by the foreclosing bank. They were apparently leaving a mess. Board members were told that if this the workers are seen again, to call Collect Associates or the police.

The minutes from the February 2017 meeting were not approved, with requests for edits.

Property Manager's report was reviewed. John G. reported that the high rise decks need to be painted, the runway project is in process, and that a few units are in process of being repaired – 218 has a leak due to a separation of the wall to the unit next door; 93 has a leaky pipe due to a crack that Rooterman will be repairing; 125 patio installation was approved but needs to be inspected prior to wall being installed. John also stated that the UI underground wiring project is on hold due to ongoing discussions with the UI engineers.

Units up for sale that require pre-inspection prior to issuing a resale package was also discussed.

Discussion was also had with regard to the shortfall of concrete between sidewalks and units in Building 4. John G. will investigate.

Tree maintenance: The board members discussed the proposals received from Big Oak Services for removal and trimming, and also from Sandweiss for spraying. The proposal from Big Oak has been approved, but the proposal from Sandweiss was not approved.

Discussion was had with regard to a threatened lawsuit for collections by a unit owner who encountered electrical fire damage. It was determined by that Board that the charges are above and beyond bringing the unit back to its original condition and that the unit owner did not follow proper procedure by failing to inquire how to go about getting the work done. The Board denied payment and Bob will send a responding letter to the attorney who forwarded the demand letter.

Parking stick program was reviewed. It was determined that new parking stickers and visitor parking flags will be distributed to unit owners and renters. It is imperative that unit owners and tenants submit

their motor vehicle registration forms to Collect Associates so that the proper number of stickers and visitor parking flags are assigned.

Committee reports were reviewed:

John Centore went over the boats that have registered with the association. Discussion was had about possibly limiting the number of boats per unit owner. He indicated that the current boat rack has reached capacity and that another boat rack needs to be built. It was discussed that possibly the number of boats, size, and style will need to be addressed due to the increasing number of boat owners and the limited space we have for storing them.

Karen had nothing to report with regard to the pool.

Ruby discussed has been in contact with the landscaper with regard to work that needs to be done. Bob and John will be discussing with the landscaper about lawn cutting, lawn treatments, etc. around the island areas and for scheduling of lawn cutting.

Debby went over the Summer Newsletter that is to be distributed.

New business proposal – John C. will consider reviving the possibility of having gates installed at the front entrances.

Motion was made to go into executive session.

After executive session, Karen made a motion to adjourn, which was seconded by John C. and unanimously approved.

Respectfully submitted,

Carol A. Simler

Secretary