

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

JULY 26, 2016

Present at the meeting were:

Karen Orlando, Pat Vancour, Carol Simler, Ruby Melton, Bruce Levine and Debbie Bragdon, constituting a quorum.

Absent from the meeting was Sal DiNicola.

Also present were Bob Pagliaro and John Galaty.

The meeting was called to order at 7 p.m.

Pat made a motion, seconded by Karen, to go out of order from the agenda so that Bob could go over the Collection Policy notice that was sent out and address attending unit owners' concerns.

Bpb went over the fact that the Association already has a Collection Policy in place. The notice sent out does not change the Collection Policy, but new Connecticut law regarding foreclosures of condos due to unpaid common charges forces the Board and the management company to be more diligent in disclosing the Collection Policy and making the Collection Policy a Rule of the condo association. Pat motioned that the Collection Policy, although already in place, now become a Rule of the condo association, motion was seconded by Bruce, and all Board Members voted in favor of the Collection Policy becoming a Rule.

Unit owners in attendance were invited to speak.

Christine Upright, Unit 121, presented her statement on the damage done to her unit by a leak. The Board previously voted to not reimburse her for having her floors repaired due to the damage because the source of the leak could not be determined by the company that maintains our sewer lines. Discussion was had by the Board later in the evening and our determination will be sent to Christine in a letter from Bob.

Mr. Parker, Unit 248, asked if something could be done about the brightness of the lights outside of his bedroom. John said he would look into the matter and see what could be done.

The public portion of the meeting was closed at 7:30.

Bruce motioned to approve the minutes of May 24, 2016, Pat seconded the motion, and all Board members approved.

Bob and Pat went over the June 2016 financials.

John went over the completed and uncompleted repair lists.

The electrical repairs for Building 7 were discussed. In order to be proactive and avoid unexpected fires as we experienced with Building 8, it was determined that we need inspections be performed on Buildings 7 and 9. The inspection of Building 7 revealed that a number of repairs to old wiring was necessary. Unit owners and tenants of Building 7 were given notice of when power would be shut off and suggestions to alleviate loss of food by not having power to their refrigerators. The repairs have been made. Building 9 inspection is expected to be in September.

The letter from the owner of Unit 212 with regard to the installation of an outdoor outlet was submitted to the Board. Even though the work had already been done, in order to comply with the Rules, the request for approval was still forwarded to the Board. Pat made a motion to approve the installation, Bruce seconded the motion, and all Board members approved.

The letter from the owner of Unit 23 was submitted to the Board. The unit suffered extensive termite damage and the owner is requesting reimbursement for the renovations to the kitchen. The Board is looking further into the matter and decided to table the matter until our August meeting.

Previous ideas regarding the parking plan need to be revised. Discussion was had about starting from scratch with a new parking sticker system. A flyer will be distributed outlining the Motor Vehicle Rules and Regulations, which Unit occupants should review to be sure they are in compliance.

Debbie presented her report with regard to the UI wiring. Wires need to be replaced in some of the row unit areas. Unfortunately, some of the boxes that need to be accessed are under unit patios. The UI workers will need to remove some of the patio bricks. Letters will be going out to those units owners.

Discussion was had about the walk around performed by some of the Board members. A list was put together indicating the unit and violations found. Notices will be sent to the most egregious violators, but all unit occupants should be aware of any violations they have and make the necessary corrections. Unit occupants should review the Rules to be sure they are in compliance.

Karen presented to the Board a proposition of having the Extended Pool Pass extended beyond the period currently in place for a cost of \$200 for the summer, \$100 for a month, and pro rated for other periods of time. Discussion was had by the Board members, and decision was made to not further extend the Extended Pool Pass times.

Discussion was had regarding hiring a guard at the beginning of the complex next summer in order to alleviate vehicle and pedestrian trespassers. Future discussions will be had on this matter.

At 9:30 p.m, Carol motioned for the meeting to be adjourned, which motion was seconded by Pat and agreed to by all Board members in attendance.

Respectfully submitted,

Carol A. Simler

Secretary