

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

JULY 25, 2017

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

Absent was Sal DiNicola.

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 #246 brought to the Board's attention that he would like to extend his pool privileges to his son and other family members, but without his presence at the pool while family is there. It was explained to the unit owner that under no circumstances can family members be at the pool without the unit owner being present.

Unit owner #234 stated that he had a hearing with regard to his trailer and wanted the Board to know that he removed the hitch to his trailer so that it is now a dolly.

Unit #57 occupant has been taking issue with the Board as to what constitutes a boat trailer and a boat dolly stating that since the hitch has been removed from the trailer, it now qualifies as a dolly, which is acceptable. However, the Board disagreed and also pointed out the health concerns the trailer is leaving due to its rusted condition. He also brought up that this was never an issue in the past, and the Board relayed to him that since there are more boat owners at the complex, the Board needed to start enforcing the rules more diligently.

Unit #79 owner brought a concern to the table through Ruby asking whether security cameras may be installed outside her unit. The Board determined that this issue should be added to the agenda for the next Security Committee meeting. John C. said that he would investigate the different types of security systems that may work at the complex that will not violate rules and other unit occupants' privacy.

There were no other unit owners present, so the public portion of the meeting was closed at 7:15 p.m.

The Board decided the removal of the hitch from the trailers does not turn it into a dolly and the board decided and voted that even without the hitch, the trailers needed to be removed.

Ruby motioned, and John C. seconded, that the minutes from the June 27, 2017 meeting be approved, which motion was unanimously approved.

Bob reviewed the Association's financials, stating that there were 2 accounts with the attorney for non-payment of condo fees and/or parking lot assessments, all Association bills have been paid currently, and that the Association is currently on budget. Centek Engineering has been paid ½ of its quote for the engineering recommendations that we need to obtain.

John G. went over the update on Building 8 with regard to the steel support, which is currently stable so there is no rush on getting the work done. John G. also went over the list of work being done around the complex.

John G. advised the Board that he was able to reserve the hall at St. John Vianney on August 22 for the Unit Owner meeting to elect new Board members. The Board reviewed the announcement drafted for the meeting to elect new Board members, which was unanimously approved.

Unit owner #12 left a letter with the Board indicating that she is selling her unit, but currently had nowhere to keep one of her boats. Her letter was a request that she be allowed to leave a boat at the boat rack until August 31 or until she finds another place for it. The Board agreed that since she paid her fees, she be allowed to leave her boat on the rack only until August 31.

Committee reports were reviewed:

- A. Safety Committee – It was agreed by the Board that adding speed bumps at the entryway for each phase from Campbell Avenue would be a good short-term solution to slowing down traffic entering and existing the complex.

Other ideas were brought up so as to alleviate the trespassing into the complex especially during the summertime – gates, chains across each entry way from the parking aisles to the boardwalk. John C. will be drawing up specs for review.

Ruby mentioned discussing ideas of hedging and other natural barriers along the entry ways that would deter trespassers.

- B. Boat registration – The Board discussed to make boat registrations and payments an annual requirement, with a date to be determined. John C. motioned to accept the rule, Karen seconded, and the Board unanimously approved the rule, conditioned upon review by the Association's attorney.
- C. Pool committee – Discussion was had with regard to the awning that needs to be replaced. The motor works, but the awning is in such disrepair, it cannot be fixed. Karen will get quotes for new awnings. Umbrellas and tables will be ordered for next summer. It was mentioned that the Board should readdress the pool regulations for next summer.

Debby presented her President's Report.

It was determined that there was no new business to discuss.

Motion was made to go into executive session (time not noted).

After executive session, motion was made to adjourn, which was seconded and unanimously approved.

Respectfully submitted,

Carol A. Simler

Secretary