

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

JUNE 28, 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., at which time unit owners in attendance were invited to speak.

Pat Bollitier, Unit 215, brought up a few issues regarding parking and that the current system does not work. She asked that the Board do something to alleviate the rampant trespassing on the property. The Board indicated that the situation is being worked on.

The public portion of the meeting was closed at 7:20. P.M.

Motion was made by Ruby to approve the minutes of the May 24, 2016 meeting, which motion was seconded by Pat, and passed by all Board members.

Last month's financials were presented and reviewed by Pat and Bob.

Bob pointed out that the Association needs to re-adopt its Collection Policy with regard to delinquent accounts so as to be in keeping with a new Connecticut statute that has been passed. The statute is for the benefit of purchasers of units that are foreclosed upon by the Association due to unpaid common charges. Bob will be sending out a notice to the unit owners with regard to the re-adoption.

John reviewed the list of repairs around the complex that are being done by Manny and Kenny.

Bob went over his findings as to what is required for FHA approval in order to allow unit owners to qualify for reverse mortgages. The current regulations are such that the Board deemed it unfeasible to make the necessary changes to the Bylaws in order for the complex to qualify for FHA approval and allow for reverse mortgages. It was also decided that if the FHA regulations change, the Board will re-address the issue.

Letters from unit owners were reviewed. One letter was sent anonymously so could not be considered. Letters from unit owners need to be signed so we could address whatever issue is referenced in the letter. A letter was sent by the owners of Unit 135 and Unit 171. John will contact the owner of Unit 135 directly with regard to the issues raised in the letter. Unit 171 will also hear from John to the effect that the Landscaping Committee is taking care of the issues raised in the letter.

Deb brought her report to the table with regard to the following issues:

1. Walk around. The Board members who were available made good progress on the first walk around. A second day of walk around was planned.
2. New parking permit program. With parking spaces being at a premium, the Board discussed whether visitor passes should be reduced from 2 passes per unit to 1 pass per unit. Vote was had and it was decided that visitor passes will be kept at 2 per unit. It was also passed that all spaces meant for visitors be marked with a "V" to so indicate. It was also discussed that notice will be sent that all unit occupants are to park in their designated numbered

spaced rather than a visitor space. If the unit occupant has a second vehicle, it may be parked in a "V" space, but only when the numbered space is occupied.

3. Security/Pool. With recent issues, the Board was asked to consider the possibility of hiring a security guard at the pool. Further discussion of this issue will be made at the July 2016 meeting. Discussion was also had to have the light settings reviewed by the installer so that the motion detector lights light up more of the pool area.

The Board entered into Executive Session at 9:10 p.m.

Karen motioned to adjourn the meeting at 9:30 p.m., which motion was seconded by Carol.

Respectfully submitted,

Carol A. Simler

Secretary