

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

JUNE 27, 2017

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

Absent was 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 of 225 raised concerns regarding the parking lot situation and that unit owners with numbered parking spaces are leaving their spaces vacant and using spaces meant for visitors. He also raised the issue that there are no designated handicapped spaces. The Board responded that we are aware of the parking situation and that due to the lack of spaces, it is difficult to control who parks where. As to the handicapped space issues, the Unit owner was informed that the complex is in keeping with handicapped regulations.

Tenant in Unit 225 brought to the Board's attention that during one of the winter storms, he slipped and fell on ice while cleaning off his car. He previously submitted a bill for medical attention that was not covered by insurance, but was turned down by the management company for payment. He requested that the Board reconsider his request for reimbursement. Tenant was informed that the Board would reconsider his request during Executive Session.

The public portion of the meeting was closed at 7:12 p.m.

The minutes from the May 23, 2017 meeting were approved.

Property Manager's report was reviewed and the Board was updated as to:

- A. Repairs that have been completed to date and those that have not yet been completed;
- B. Courtyard LED light installations, which has been held up until the issue of the illumination is resolved;
- C. Boat storage project – John C. presented his draft of the rules and regulations amendment. Suggestions by the Board were made. Ruby and John C. will review and edit the amendment, which will be presented at the July meeting;
- D. Repairs to Unit 241 with regard to leakage issues have been made.

Bob presented a proposal from Centek Engineering, which will investigate whether the beam is integral to the structural integrity of the Building and whether it should be repaired and/or replaced. Ruby motioned to accept the proposal and hire Centek, motion was seconded by John C., and unanimously approved by the Board.

Bob updated the Board with regard to the parking sticker project. Not all Unit Owners have responded with their car registration forms, and Bob will follow up with those Unit Owners.

Committee reports were reviewed:

- A. Safety Committee established a time for meeting regarding safety concerns around the complex.
- B. Pool committee – Karen asked for additional clean up around the pool area. She also asked that the condition of the rail entering the pool be inspected as it seems to be loose. She asked that the “no lifeguard on duty” sign be moved to a more prevalent area. Karen also voiced concerns over seeing some children at the pool who were unsupervised, were of age to be unsupervised, but did not seem to be experienced enough to be swimming alone. She asked that the Board consider raising the age of unsupervised children being allowed at the pool. Discussion was had, and the Board determined that it is not the Board’s responsibility to determine the experience or inexperience of a swimmer, and that it should be left to the person in charge of the child to make the appropriate determination. It was also discussed to update and add the “No Diving” signs around the pool. Signs will be added so that it is clear that no diving is allowed at any time or anywhere around the pool.
- C. Ruby reported that the landscaping project is going according to plan, although some sprinklers need to be adjusted.

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