



SAVIN ROCK CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 24, 2016

www.savinrockcondos.com
(Check Website for updated information)

Present: Deborah Bragdon, Karen Orlando, Pat Vancour, Ruby Melton, Bruce Levine, John Galaty, Robert Pagliaro

Call meeting to order at 7:00 PM in the SRCA Community Room

Open Forum

No residents present.

Minutes

Motion to accept the minutes by Ruby Melton seconded by Pat Vancour. All approved.

Financial Update

Bob Pagliaro reported that financially everything is good, Deborah Bragdon asked when delinquent accounts are sent to legal, Bob answered after the 30 day letter expires. Bob reported that the Supreme court ruling changed the collection policy and that we must now renew our rules regarding foreclosure, which can be done by an email vote and then inform residents as such. Pat reported that there was nothing outstanding.

Property Management Report

John Galaty discussed the work sheets, and was asked by the board to edit some line items. Karen Orlando asked about the trip and falls thru out the complex, most are identified with orange paint. John stated that he will write up a work order for them. Ruby Melton stated that the crew of Kenny, Manny and now Joshua are doing an outstanding job with the upkeep of the repairs. John informed the board that we will be bringing in another dumpster this week. Bob was asked about renting the club house for the holidays. He stated that we do not rent for holidays or holiday weekends. Karen Orlando asked if the board can be notified via email, when the clubhouse is rented. Pat Vancour asked for 2 police officers for the 4th of July. Ruby Melton mentioned that the landscaping of the boardwalk will be done in 2 phases half this spring and half in the fall, also she felt we did a good job with the emails.

Upgrade Electricity

Mario met with building inspector who has informed us that Bldg 9 needs to be upgraded immediately and bldg 7 should be scheduled.

Bob informed the board that the cost will be \$18,000 just for bldg 9, and that he is waiting for a response from the UI to get started.

This project is to start immediately.

Ruby Melton suggested taking money from reserves so the budget can be left as is. Deborah Bragdon offered an assessment so the budget will not get affected.

Pat Vancour brought up the idea that the owners that do not live in either bldg may not want to participate in an assessment and also have we found out if anyone is taking blame for bldg 7 ie town or UI. Karen Orlando asked if it would be less expensive if we do both bldgs at the same time. Ruby Melton asked if this was going to affect other projects we are committed to doing, Bob said it will not, everything should be able to be completed as planned. Bob will put together a plan covering everyone's concerns. Karen made a motion to begin upgrade charging all expenses against the reserve. The motion was approved by all.

Presidents Report

Deborah informed the board that a vehicle was towed without notice on their car, and it happened to be a renter. The renter stated that he had no information from his landlord of the rules and regs and was sorry this happened. A motion was made to reimburse the renter for the tow and all approved. The board discussed the policy to see if it needed to be worded more strongly or changed in any way. John and Pat Vancour stated that it was pretty clear, if the vehicle is in a numbered spot it will be towed immediately if in a visitors spot we will tag it, unless we are absolutely sure they went to the beach then it will be towed.

Deborah suggested that we work on a flyer and also a new notice to tag cars, and also again suggested bldg reps.

Pool

Karen reported that we she has 4 people and a floater, the cleaning has been scheduled, and also the company will be back after memorial day to bring the workers up to date on all functions that they will be doing, mainly chemicals, and cleaning the out the skimmers. Karen reiterated that the clubhouse renters cannot use pool or pool area, and she has asked for a new gate lock and 6 keys and also keys for the kitchen from Kenny. Karen asked if the registration forms are faxed to Kenny, John said they were as soon as they come in. John also stated that Lisa will email or fax to Karen the list of anyone owing over \$100 each Friday.

Landscaping

Ruby stated that she will be meeting with Brett to look at areas that have not germinate; schedule the boardwalk project with, one half being done in the spring and the remaining area in the fall. Bruce Levine stated that he thought the bushes that have been planted were too close to the boardwalk and he had a concern with the snow plowing, and also a thought was given to stagger the small bushes for a better design effect. Ruby stated that she will discuss with Brett about moving them and then staggering.

Meet Adjourned: 8:34

Monthly Board Meetings are held the 4th Tuesday every month at the
SRCA Community Room at 7:00pm
**THERE WILL NOT BE A BOARD MEETING SCHEDULED DURING
THE MONTH OF DECEMBER.**