



**SAVIN ROCK CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

May 23, 2017

www.savinrockcondos.com

(Check Website for updated information)

Present: President ,Deborah Bragdon, Vice President Karen Orlando, Ruby Melton, John Centore, John Galaty, Robert Pagliaro

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

Open Forum

Units 12, 57, 234, questioned the boards decision, to not allow boat trailers on the beach, and further stated that after reviewing the rules and regs, they do not feel that the trailers need to be removed.

Deborah Bragdon stated that the board heard their concerns and reasons for not removing the trailers, and all three units will have an answer mailed to them.

Unit 66 asked why the boats are still in their view of the beach, also stated that D&D did not put signs out when using pesticides which was understood to be the law for licensed landscapers. Deborah Bragdon stated that the boats were going to be moved when we finish with the boat rack, and that we will contact Brett with the concern over the signage for laying down pesticides.

Property Manager

Deborah Bragdon stated that she will be meeting with John Gallaty, John Centore and Kenny again at the end of June to go over the property managers report and to prioritize the work. John Centore suggested that if we are not completing the work in a timely manner maybe we should out source the larger jobs ie sheds and trip and falls, and also to look into being more cost effective with our labor.

John Galaty reported that all LED lighting with the shields has been completed by the UI, . John stated that there were 2 or 3 complaints regarding the brightness, and that there are a lot less complaints then when the original lights were installed.

Deborah ask Bob when could we expect the bill to be lowered.

Deborah also asked when the courtyard LED's will be installed and also can we test the illumination prior to having our electrician install them. John said he will contact Mario to get started. He will also ask Mario to install 2 or 3 lights as a illumination test.

John said the tree removal went off without a hitch and the stumps will be seeded by the landscaper.

Ruby Melton had a concern for the drip water system that runs under the boardwalk asphalt and that it might be disturbed by the contractors, and would like someone to follow up.

Trip and fall incident, request for reimbursement by unit 225 was denied.

Steel beam repair in building 8 rear hall was discussed and Sal said he will inspect the beam and advise on who to hire for the repair.

Sal also made a recommendation, for the water leak problem in unit 241.

He will have a 2 man crew from the company he works with to repair the outside wall of building 8 in the area of unit 241 to stop the water from penetrating into their unit.

Sal also stated the cement decking above the door jam needed to be repaired.

Deborah asked Bob how this will effect our budget, it will come from our repair line item.

Bob stated that the sticker program was going well their spread sheet has been set up and the mailing will be going out shortly with the visitor passes.

Committee Report

John Centore reported that the boat rack will be completed this coming week and all boats will removed from beach.

Karen Orlando reported that the pool was all set, and she was still looking into the cushions. Everyone was happy with the table and chairs.

Bob mentioned that he thought a couple of pots of flowers would add a nice look to the pool area.

Deborah discussed the hedges that were cut back and she did'nt want to pull them until we can agree on their replace them right away.

Ruby discussed the types shrubs and bushes for a natural barrier, and that the planting will start next week.

John G stated that the sprinkler company will finish the board walk immediately after the planting.

New Business

Bob Pagliaro discussed the flood insurance and stated that he will meet with our agent regarding an elevation certificate.

8:30pm, went into executive session

9:00pm came out of executive session

Board agreed to build racks for the boats and not allow boats on the beach.
No motion or vote.

Meeting Adjourned 9:15

Monthly Board Meetings are held the 4th Tuesday every month at the SRCA
Community Room at 7:00pm