



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

**November 29, 2016**

[www.savinrockcondos.com](http://www.savinrockcondos.com)

(Check Website for updated information)

***Present: Deborah Bragdon, Karen Orlando, Ruby Melton, Bruce Levine, John Centore, John Galaty, Robert Pagliaro***

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

**Minutes**

Minutes were approved by Ruby Melton 2<sup>nd</sup> by Karen Orlando.  
Ruby noted spelling errors that should be corrected.

**Financial Report**

Robert Pagliaro stated that the finances looked good.

Expenses- Flood insurance is right on target.

Ruby asked that we may want to do a special assessment for the Insurance. It was agreed that when presenting the budget we would let Homeowners know where the expenses are going by % i.e. operating expense, reserve, insurance, payroll, regular maintenance etc

Bob stated that all painting has been completed, electrical repair of building 9 has been completed, Mario reported that the wiring was very bad.

Pool expenses were a little high, payroll and chemical, due to great weather all summer.

Bob stated that he will start to email the board asking for an inspection for units that have ordered a resale packet.

### **Property Manager Report**

John G stated that Joshua has finished up with Phase 1 painting of the walkways, and is now putting on the unit numbers were they are missing both front and rear of all units, then he will start the walkways in Phase 2. Kenny and Manny are installing doors and repairing sheds both electrical boxes and chips and broken off edges, and doors. John also mentioned that there were more trip and falls that needed repair.

Mario will be installing one or two LED's for the board to see, prior to signing the contract with the UI. The UI will take 3 to 4 months to finish the installation in the parking lots. Deborah asked that board members, after viewing the new LED that Mario installed near unit 40, vote via email to having the UI install new LED lighting in the parking lots and the boardwalk.

### **New business**

The board discussed the meeting schedule and decided to eliminate December from the schedule. Deborah asked John to correct template showing 4<sup>th</sup> Tuesday instead of 3rd. Board decided on the bonuses for Ken, Manny, and Joshua.

### **Presentation by D&D Landscaping**

Brett Doran made his landscape presentation for the boardwalk with photos of the selection of plants that will be planted in the spring. Everyone was in agreement with the selection. Bruce asked if it could be started this fall. The decision was to wait until spring. The Lawn People will have to rearrange the drip hoses.

Meet Adjourned: 9:00pm

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