



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

October 24, 2017

www.savinrockcondos.com

(Check Website for updated information)

Present: Deborah Bragdon, Karen Orlando, Ruby Melton, Pat Vancour, John Centore, Sal DiNicola, John Galaty, Robert Pagliaro

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

Open Forum

No attendance from the unit owners

Minutes

Minutes were approved by Ruby Melton 2nd by Pat Vancour.

Financial Report

Bob reported that the financials are on track with the budget
Bob Transferred \$60,000 into the reserve, Bob also will have Pat sign the signature cards, so she can sign checks.

Property Manager Report

John reported that all runways have been painted including trash doors. Trash doors on order for 2 units, yellow stripe on the end step still needs to be completed.

High rise rear has been power washed and all railings have been painted, the deck cracks have to be repaired and painted. John discussed the on going problem with feeding the squirrels which he feels are initially attracted to our property by the chestnut trees. He recommended considering cutting down the chestnut trees. Ruby made comment that she did not think we should without examining what trees and how many would be involved. It was agreed that we would send out a notice to remind residents that they are not to feed the squirrels and doing so may result in a violation and fine. Pat asked to have the dead cherry tree just off her patio, to be cut down. The board and the tree service will check the tree to be sure it is dead.

John stated that Joshua will be with us thru the winter at least 2 days a week.

Old Business

Bob stated that there are still 50 units that have not responded to our parking sticker program. Bob explained the high rise door locks and how it would work. A notice will be sent to residents in the high rise units advising them of this coming change.

There was a request made at the September meeting to consider putting a gym in a portion of the clubhouse. Bob was asked to look into the insurance issue and stated that it would not be a problem. A discussion followed about the gym proposal and it was agreed that we cannot give further consideration without hard numbers and plans for construction.

Deborah asked how we are going to address the Comcast wiring attached to the exterior of our buildings. John responded that we will have to walk around and identify the units with the wiring and send out letters explaining that the unit owners are responsible for contacting Comcast for removal.

Deborah said that we must send a letter to all unit owners advising them that they cannot allow Comcast to drill holes into the siding and going forward we should have Comcast sign a waiver clause before doing any work on the exterior of our buildings.

Deborah discussed the no smoking topic that was brought up at the last meeting and addressed a letter we received from our attorney Susan Epstein. Deborah stated that she thinks we are not geared for restricting smoking at this time, even in the common areas. John Centore mentioned venting units thru the roofs and Ruby Melton talked about air purifiers similar to the ones she has in her unit.

Committee report

Pat Vancour, stated that she had no major issues to report and to please contact her for any motor vehicle problem and disturbance that occurs no matter how small.

John Centore, stated that he had nothing to report on the boat rules. Ruby is making the final changes in accordance with the Attorney's recommendation and they will be presented to the board for approval at the next meeting.

Ruby Melton, stated that she met with Brett to discuss grass in the courtyard, Brett has suggested a turf program which would cost about \$4,000.

They also discussed filling in the board walk with prickly plantings with other fillers to create a living fence. Brett also suggested extending the fencing in the front as you enter phase I. He will get an estimate on that. His recommendation for the planters in the center of the boardwalk was to continue with Rosa Regosa.

We are getting pricing for filling the empty ones as well as replacing of the older ones.

A discussion was held on whether we should relook at the irrigation systems on the boardwalk and if we should switch to spray nozzle system, Bob said that he will ask an irrigation company that he knows to come out and look at our system, and also installing a sprinkler system in the courtyards, looking forward to next year.

New Business

Sal was told to get estimates for the proposed gym.

Executive Session

Moved into executive session John C 1st Karen 2nd

Meeting adjourned at 8:45pm Pat V 1st and Karen 2nd

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