

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

SEPTEMBER 26, 2017

Present at the meeting were Debby Bragdon, Karen Orlando, John Centore, Carol Simler, Ruby Melton, Pat Vancour, and Sal DiNicola, being all of the Board members and constituting a quorum.

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.

An incident was reported by a Unit Owner involving 2 non-residents and their 2 dogs. The resident intervened and assisted them. Other residents voiced their concerns. The issue was resolved.

Unit #66 brought up a concern regarding the lack of lighting on the high-rise building, especially the one nearest Altschuler. John G. said he will have Kenny check the lights for outages and change the timing. Bob asked John G. to drive around the complex after the meeting to ascertain any other lighting issues. Also, a concern regarding her shed which has come off its cement pad. John G. will add this matter to the repair list. Also mentioned was the significant amount of oil in the parking lot, and the positioning of grills when in use to avoid smoke getting into upper story windows.

Unit #54 inquired as to the possibility of creating a gym out of unused space in the clubhouse. Discussion was had regarding accessibility for users of the gym, taking a survey of who would use the gym and other matters. Prior to getting too far into the project, it was determined that the first step was to get a determination from the Association's insurance company as to coverage and liability issues.

Unit #171 asked for clarification regarding the issue of people having difficulty selling their units due to potential lenders saying that the Association does not have adequate flood insurance coverage. Bob explained that the Association has coverage that meets the minimum state requirement, but that some lenders may not find that coverage sufficient. Potential buyers have the option of purchasing their own separate flood policy to meet their lender's requirements. The question was also raised as to the different coverages for the different buildings throughout the complex. Bob explained that in prior years, some buildings were given more coverage than others to meet lender requirements, but upon finding out that unit owners can purchase separate liability policies to meeting their owner lender requirements, this was no longer done. A comment was also made regarding the smoke from an adjoining unit. Bob mentioned that the Health Dept. can step in if the Unit Owner wanted to make a complaint. It was also brought to the Board's attention that passing a no smoking ordinance has been entertained, but that the Board has not had enough complaints from unit occupants. Bob will present the past case to the Board at its next meeting for review.

There were no other unit owners present, so the public portion of the meeting was closed at 7:30 p.m.

Ruby motioned, and Karen seconded, that the minutes from the July 25, 2017 meeting be approved, which motion was unanimously approved other than by Pat, who abstained from the vote since she was not a member of the Board when those minutes were prepared.

Bob updated the Board on the financial condition of the Association. There is only one account with the Association's attorney. Bob is very pleased with the financial condition of the Association, stating that all bills are paid, and that we have funds left that can be transferred to reserve. He is mentioned again that we need to start thinking about making as much reserve possible, and to also consider a small

assessment each year to build up a roof fund because the row buildings will be in need of new roofing in the next 5 or so years. Bob also updated the Board with regard to the steel beam in Building 8. There is no imminent need for replacing the beam.

John G. reported his on his repairs list, saying that things are getting completed due to having Josh around for the summer. He would like to look into the budget to see if we can keep Josh year-round. The speed bumps are going to be painted so they are more obvious to drivers. Karen mentioned to John G. that repairs to Unit 153 are to be made, but were not on his list. John G. will update his list to make this inclusion.

Bob updated the Board with regard to the parking sticker project. Eighty-five unit owners have still not sent in their registrations. Collect Associates is going to call these owners requesting again that the registrations be sent in. Any unit owners that have not complied in a reasonable amount of time will receive a final notice and if they do not comply, if the vehicle is in the parking lot without the proper sticker, the car may be towed at the owner's expense.

The Board discussed the following issues:

1. Sending out reminder letters to unit owners as to the guidelines for cable wiring. We have had a few instances where cable wiring was drilling into the siding of units. This is not allowed. Wires outside the unit drilled into the siding must be removed. Wiring must be done within the unit. If wires are exposed, they should be capped at the inside wall. Collect Associates made attempts to contact Comcast regarding this issue, only to be told that only the unit owner/Comcast customer can make the requested changes. The Unit Owner should contact Collect Associates with the appointment time so that they can be at the unit with instructions for the Comcast installer. Discussion was had to add language regarding cable installation to the resale packet Collect Associates prepares for the sale of units. This will be looked into further.
2. Lighting project – changing out the lighting to LEDs in the courtyard was held up until Bob was able to get a better idea of the cost of repairing the steel beam in Building 8. Since the repair was not immediate, Bob indicating that the Board needs to approved moving forward on the lighting project. Ruby made a motion to authorize the completion of the lighting project, which motion was seconded by Pat Vancour and approved by all Board members. Debby was requested to contact UI to give the authorization.
3. Regulations for the boating storage was reviewed by Ruby and John C. with the Association's attorney. After comments from the attorney, Ruby and John C. made recommended changes. The final regulations will be sent to the Board for final approval.
4. Renting of the clubhouse – Some members of the Board wanted clarity on the rules of renting the clubhouse. Bob said that he will not allow rental of the clubhouse if the Unit Owner is behind on common expenses and special assessments. Also, rental is to be for recreational use, not for holding political meet and greets or any other type of political agenda.
5. Locks on the outside doors of the high-rises. A man was found sleeping under one of the stairways, leaving people vulnerable. John C. motioned, which was seconded by Ruby, and the Board approved to have the outside doors locked and that steps should be taken to be sure emergency personnel are able to enter the building when necessary.

Committee reports were reviewed:

- A. Safety Committee – discussion was had to schedule another meeting.
- B. Pool committee – the pool is closed. The Board thanked Karen for her efforts in making it a successful pool season.
- C. Landscape – Ruby and Debby will schedule a meeting with Brett to go over landscaping issues, which include issues previously addressed by the Safety Committee.

Debby presented her President's Report.

It was determined that there was no new business to discuss.

It was determined that an executive session was not required.

Motion was made by John C. to adjourn, which was seconded by Karen and unanimously approved.

Respectfully submitted,

Carol A. Simler

Secretary