

23.08.15 Minutes of Open Board Meeting

Call to Order: Meeting was called to order at 6:30 PM by Bill Cave. Board members present were Bill Cave, David Sullivan, Maureen Abbey, and Jane Trotter, and Bill O'Connell. Also present was onsite manager Linda Simmons.

July 2023 Financial Report: Maureen Abbey reviewed the financial report for July 2023. She explained the line-item adjustments that were made and the overall budget increase needed to reflect the revised cost of insurance and the roof replacement due to the March 1, 2023 storm. The July financial report will be available in the August 2023 Newsletter.

Insurance Claim from Storm Damage in March 2023: We received the insurance check and roofing replacements/repairs are in progress.

Insurance Task Force: Bill Cave introduced a plan to create an Insurance Task Force. If interested, residents are asked to contact him.

Grounds: We will be bumping replacement of trees out by a year.

Clubhouse: Linda Simmons reported that our July 2023 income was \$2,150; YTD is \$8,813.

Pool: Maureen Abbey reported that the new umbrellas have arrived and will be in use once assembled.

Dog Park: Bill C. reported that the dog park fence damage was not covered by insurance. Repairs are "on hold" at the moment.

Mailboxes: We have 50 new mailboxes in stock, and we will start replacing damaged mailboxes as needed. Residents are to contact onsite manager Linda Simmons if they think they need a new mailbox.

Board Appointment: The board welcomed new board member Bill O'Connell to fill our vacant position.

New Business: Bill Cave reported that he met with other RP Section Presidents for an information sharing meeting where discussion involved mandatory reserve studies, insurance, etc. It was a productive meeting and they plan to meet quarterly.

Floor Opened to Residents: One resident asked if dues would change – up or down – if insurance fees are now going to be separate. The answer was any dues adjustment would be determined by the budget needs outside of insurance. It was too soon to tell what we might need to do with the dues, but every effort would be made to not increase if possible. Another resident asked for more clarity regarding the steep fees being charged, which was addressed by the board. Some residents asked about the COI for their personal insurance and they were told that the new certificates are on the RP8 website and can be printed from there. Other residents wanted to know when the roof assessment would be due. The answer was TBD, but we will try to get a specific answer within 30 to 60 days. We will do what we can in the best interest of the homeowners.

Meeting Adjournment: Meeting was adjourned at 6:54 PM by unanimous consent.

Respectfully Submitted by Jane Trotter