

Kendall Overlook (Kendall 1)
Snowden Overlook Clubhouse
June 11, 2014
Working Board Meeting

1. Call to order by President, Bob Brady at 7:00 PM.

BOD members present:

Bob Brady, President
Marion Thompson, Vice President
Joanne LaPorte, Treasurer
Pat Harrington, Secretary
Laurence Lassen, At large

A quorum was present.

There were 3 members of the community present

2. Gutter Cleaning was completed during the last week in May.
3. Mainscapes:
 - a. Proposal to treat grubs. Discussed and decided it was not necessary. We do not have a Japanese Beetle problem or significant turf damage due to grubs.
 - b. Proposal for \$995 to add top soil in front and side of 8815 Endless Ocean Way (requested by resident). There is no money for this due to snow removal expensed.
 - c. A proposal came in for replacement of tree in front of 8786 EOW and removal of dead tree at 8764 EOW. Need to get copy of proposal and only replace the tree at 8764 EOW.
 - d. Two dead and 2 dying arborvitae behind 8797 and 8799 EOW house in the inner ring need to be removed.
4. Sheriffs sale to be pursued by SOCA of our 2 delinquent homeowners: Morelands at 8719 EOW and Kennedy at 8874 EOW. They owe \$6610 and \$5507 to SOCA since the KO and SOCA fee collections were separated.
5. Solar Panels
 - a. Kirk J. Halpin, Esq., lawyer submitted his findings. Copy is attached to minutes.
 - b. The condo association cannot deny residents from installing solar panels but a form will need to be signed by resident agreeing to take responsibility for any damages to roof or damage to property of the association and other unit owners and personal injury. The lawyer will draw up the agreement.
 - c. The application for 8605 Breaking Wave Drive for installation of Solar Panels is approved pending signing of liability agreement. Forms were signed
6. Structural/Construction Engineer
 - a. Analyzing the cementitious material used as trim for trellis, columns, deck and stair trim. If Ryland will not accept responsibility to replace a line will be added to the Revised reserve study for replacement.
 - b. If residents have structural concerns the Engineer can be hired by owners at their expense for \$250 per hour to identify problems.
 - c. KO has incurred fees for 13.5 hours for the engineer to this date.
7. New deck at 8800 EOW is almost complete. Only trim need to be installed.

8. Monthly assessment, amount TBD, will be increased for 2014 due to increases in the revised reserve study and budget increases for items like snow pushing. This years snow removal bills have taxed our operating expenses.
9. SOCA is going ahead with creating storage space off hallway by relocating the showers and saunas downstairs.
10. Joanne contacted Scott for recommendation for contractors to fix stair trim in inner circle.

Meeting adjourned at 8:30PM

Respectfully submitted
Patricia Harrington
Secretary