

Kendall Overlook Condominium Association (KO 1)

April 11, 2023

Board of Directors Zoom Meeting Minutes

Call to order by Joe Socha, President, at 7:32 PM

BOD Members present:

Joe Socha, President

Karen Keane, Treasurer

Mike Hassett, Treasurer in Training

Dennis Plouff, Secretary

A quorum was present.

1. Motion to approve the agenda as printed was made and seconded.
Vote passed 4 – 0.
2. Motion to approve minutes of the March 14, 2023 BOD Zoom meeting was made and seconded. Vote passed 4 – 0.
3. President's Report:
 - 3.1 Patricia Lall stated she looked at areas of stonework repair with David's Stone and is waiting for warmer weather to perform the work on a T&M basis.
 - 3.2 Patricia Lall stated the washing and painting of the exterior of the units in the interior of the development has started and should be completed in 3 weeks. The contractor is working longer days and Saturdays.
 - 3.3 Patricia Lall stated that power washing of patios is in progress for those homes that have signed up. Painting garage doors will occur soon – cars will need to be removed from driveways when this occurs. This work will be billed to the homeowner directly.
4. Treasurer's Report:
 - 4.1 Karen Keane reviewed the 4/11/23 report. A motion to approve the report was made and seconded. Vote passed 4 – 0.
5. Committee Reports:
 - 5.1 Architecture: Deb Ritchie

5.1.1 The proposed porch roof addition at 8757 Endless Ocean Way by Tim and Veronica Lale was discussed. Joe Socha and Karen Keane said they do not have a problem with the project and are willing for the HOA to assume maintenance of the addition provided it is built properly. Dennis Plouff said he objects to the HOA agreeing to accept maintenance of the addition. Mike Hassett has asked for an opinion from our attorney on this issue. The issue was tabled until 4/21/23 at which time we should have the legal opinion. Tim Lale said his contractor will be obtaining a building permit from the County.

5.1.2 Deb Ritchie asked Patricia Lall to send a notice to all outer ring homeowners advising them that exterior painting is completed and advising them to let Patricia know if anything remains to be done.

5.1.3 Deb Ritchie was asked if painting garage doors is the responsibility of individual homeowners to pay for or if it the responsibility of the HOA to pay, like the painting of the front doors. The answer is that it is the responsibility of the homeowner. Patricia Lall said she goes through the neighborhood once per year looking at issues to be resolved such as painting garage doors.

5.2 Other Committee Reports are postponed until Joe Socha reaches out to the leads.

6. SOCA Report: Pat Harrington.

6.1 Marcy volunteered to host a social visit at her house for residents to meet Christopher and Christy.

6.2 The pool is scheduled to open May 6. The contractor needs to have the bathrooms ready by then.

6.3 Trash dumpsters will be placed on Dried Earth Blvd. May 6 and May 7 for use by residents.

6.4 The clubhouse balcony has been power washed and is scheduled to open on May 5.

6.5 Christopher has scheduled a neighborhood yard sale for 4/29. Signs will be posted but it won't be advertised.

6.6 Christy will be on-site from 9 am to 1 pm on April 26 and May 9 to issue pool passes to those needing them, such as new residents.

6.7 The 5/19 trip to Toby's Dinner Theater to see Grease is sold out, but you can get on a waiting list by contacting Pat.

7. Management Company Report: Patricia Lall

7.1 Patricia and Dennis Plouff met with two engineers, Becht and BECS, to review proposed work to repair curbs, repave streets and correct drainage problems in the rear of Buildings 1 and 2. They will prepare proposals to prepare bid documents and specifications and to monitor construction activities.

7.2 The arborvitae has been treated for bagworms.

7.3 Herman Home Services has advised they are terminating their 2022 gutter cleaning contract and have submitted a proposal for 2023 work which triples the cost of the 2022 contract. Patricia is currently obtaining other bids for this work.

7.4 A new roof leak was reported at 8728 Endless Ocean Way.

Management is coordinating interior unit repairs at 8825, 8821, 8738, 8728 and 8715 Endless Ocean Way.

8. Completed Business: No action this period.

9. Old Business: No action this period.

10. New Business:

10.1 A working Board meeting is scheduled for Tuesday, April 25 at 7:30 PM on Zoom.

11. Open Forum:

11.1 The sodding of the construction access areas looks good. AMG will continue watering those areas until the sod is established.

12. Adjournment at 8:42 PM

Respectfully submitted,

Dennis Plouff, Secretary

Treasurer's report – April 11, 2023

Financial statements for February were reviewed.

1. Cash balances – Operating - \$137,737
Reserves Regular incl paint - \$1,106,668
2. Regular Reserves of \$1106K within \$1K of required reserves.
3. Revenue for February was \$31K, \$27K from normal operations and \$4K from the special assessment and other construction-related revenue. Expenses were \$11K for normal operations and \$1K for construction activities for an income of \$19K for the month which is \$36K favorable versus budget. The favorability resulted from a delayed payment in landscaping \$4K, no snow removal costs \$11K, no spending in repairs, maintenance, and roofing \$2K, and no legal bills processed \$1K, and no insurance payment \$15K and \$3K of loan principal. Except for the snow removal, these expenses are projected to flow through in future months.
4. Outstanding uncollected assessments were \$18K at the end of February from 7 households. The 2 largest balances have been referred to the attorney. The others will be subject to normal collection procedures.