

Kendall Overlook Condominium Association (KO 1)  
February 14, 2023  
Board of Directors Zoom Meeting Minutes

Call to order by Joe Socha, President, at 7:40 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.  
Passed 4 – 0.
2. Motion to approve minutes of the January 24, 2023 BOD Zoom meeting was made and seconded. Passed 4 – 0.
3. President's Report by Joe Socha.
  - A. Karen Keane is resigning her position as Treasurer after next month's meeting. Mike Hassett will assume that position.
  - B. The Board is looking for volunteers to fill Karen's spot and a fifth open spot on the Board.
  - C. A new e-mail site has been set up on Google for use in communicating with the Board. It is [K1.meetings@gmail.com](mailto:K1.meetings@gmail.com). A new paid Zoom account has also been established.
  - D. A 2023 Operations Calendar is being finalized.
  - E. An inspection of stonework deficiencies was performed by Deb Ritchie and Barbara Eaton. Corrective action is being planned.
4. Treasure's Report by Karen Keane.
  - A. No report this month because WPM is upgrading the software system and the information is unavailable at present.
5. Committee Reports are postponed until the March meeting.
6. SOCA Report – no news to report this month.
7. Management Company Report by Patricia Lall.

- A. Patricia and Atlantic Maintenance Group will conduct a walk-through to identify repair of grounds damaged by the structural repair work. The ground repairs should be done in early spring to correct gouges from equipment and to restore turf.
  - B. Palmer Brothers has completed the painting and cleaning of the outer ring units. The house address numbers will be replaced and painting around them will be completed in the spring. Work will begin on the inner units in the spring. Management will perform a spot check of the outer ring units in the late spring to assess the condition of the painting work and determine if any touch up work is needed. If owners have any questions or issues, contact Patricia and the Board.
8. Completed Business – none.
9. Old Business.
- A. Several homes with roof leaks still need interior repair.
  - B. Mike Hassett is working with our attorney to collect payment of outstanding debt from two homeowners.
  - C. Paving and concrete repairs are on hold.
10. New Business.
- A. The next Board working session will be 7:30 PM on Tuesday, February 28 on Zoom.
  - B. All future Board meetings will be at 7:30 PM.
11. Open Forum.
- A. Pat Harrington mentioned Howard County will be repairing a water line and will be using Dried Earth Blvd. for access during the day and parking equipment outside the gate at night.
12. Adjournment at 8:02 PM

Respectfully submitted,

Dennis Plouff, Secretary