

Kendall Overlook Condominium Association (KO 1)  
July 18, 2023  
Board of Directors Meeting Minutes

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

BOD Members present:

Joe Socha, President

Mike Hassett, Treasurer

Dennis Plouff, Secretary

Debra Ritchie

A quorum was present.

1. Motion to approve the Agenda as printed was made and seconded.  
Vote passed 4 – 0.
2. Motion to approve the Minutes of the June 13, 2023 Board of Directors Zoom meeting was made and seconded. Vote passed 4 – 0.
3. President's Report:
  - 3.1 Joe Socha has scheduled a meeting later this week with Microsoft to discuss Board of Directors document storage alternatives.
4. Treasurer's Report:
  - 4.1 Mike Hassett reviewed the May Kendall Overlook financial report from WPM. He said we would review the financial report one month in arrears from now on. 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 Applications for expansion of the rear patio at 8713 Endless Ocean Way and for an awning on the rear deck at 8716 Endless Ocean Way were approved by the Board through email voting recently. We are currently waiting for additional information on the application for patio improvements at 8720 Endless Ocean Way.

6. SOCA Report: Pat Harrington.
  - 6.1 See the July SOCA News letter for this months information.
7. Management Company Report. (Patricia Lall not in attendance)
  - 7.1 Becht Engineering is continuing work on the roadway project. Their contract is for:
    - Phase I Engineering Design = \$6,200 plus \$1,000 for core samples
    - Phase II Bidding = \$3.800
    - Phase III Contract Coordination = \$2,500
    - Phase IV Construction Observation = \$4,500 for 1 monthWe have previously authorized \$10,000. Dennis Plouff proposes we authorize another \$4,000 this period. This will bring our total authorization to \$14,000 which will include Phases I – III above plus \$500 for reimbursable expenses that will be billed on a time and material basis. A motion was made and seconded to authorize \$4,000. Vote passed 4 – 0.
  - 7.2 We have a proposal from Becht Engineering to investigate drainage issues within the inner ring. Joe Socha will contact Patricia Lall to add existing rear pipes from individual units to the investigation.
  - 7.3 Joe Socha is working with Patricia Lall to initiate inspection of roofs for leaks using a drone.
  - 7.4 LML Remodeling completed the interior unit damage repairs from roof leaks at 8714 and 8716 EOW. There were no damages at 8795 EOW which turns out was not a leak from the roof. New leaks were reported at 8727 and 8777 EOW. Columbia Roofing has completed repairs of the roofs at both locations, and interior repairs were completed in the 8727 unit and are pending in the 8777 unit.
8. Completed Business: No action this period.
9. Old Business: No action this period.
10. New Business:
  - 10.1 There will not be a Board Meeting in August.
  - 10.2 A working session will be scheduled in August to prepare for the September Board Meeting.
  - 10.3 Mike Hassett announced he is selling his house and will be moving. He will resign the Board a day after the closing of the sale.
11. Adjournment at 8:33 PM.

Respectfully submitted,

Dennis Plouff, Secretary