

Kendall Overlook Condominium Association (KO 1)
March 14, 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 February 14, 2023 BOD Zoom meeting was made and seconded. Vote passed 4 – 0.
3. President's Report by Joe Socha.
 - 3.1 Patricia Lall and Dennis Plouff inspected the units that need stonework repair as reported by Deb Ritchie and Barbara Eaton. Patricia will assign repair work to David's Stone and Palmer Bros. contractors.
 - 3.2 The painting of the exterior of the units in the interior of the development will start once the weather warms up.
 - 3.3 Mike Hassett said that Palmer Brothers has submitted a proposal for power washing patios and painting garage doors. This work will be billed to the homeowner directly. The proposal will be reviewed and finalized at the next Board meeting.
 - 3.4 The Board is looking for volunteers to fill Karen's spot and a fifth open spot on the Board.
 - 3.5 In the future, the meeting agenda will be sent out along with the meeting invite.
 - 3.6 In the future, publication of meeting minutes will be on the SOCA website for viewing by all homeowners.

3.7 Patricia Lall submitted two landscaping proposals from Atlantic Maintenance Group (AMG) for approval.

3.7.1 Repair damaged turf areas by either sodding or seeding. Fee is \$17,895. The proposal also includes an additional fee of \$55 per man hour for additional watering as needed. The Board added a stipulation to the proposal that AMG notify WPM and the Board if additional watering will exceed \$2500.

A motion to approve this proposal as amended was made and seconded. Vote passed 4-0.

3.7.2 Treat Arborvitaes in open space behind 8729 Endless Ocean Way to deter bagworms. Fee is \$765.

A motion to approve this proposal was made and seconded. Vote passed 4-0.

4. Treasure's Report by Karen Keane/Mike Hassett.

See attachment.

4.1 A motion was made and seconded to approve the March 14, 2023 Treasurer's Report. Vote passed 4-0.

5. Committee Reports.

5.1 Architecture: Deb Ritchie

The owners of 8789 Endless Ocean Way have submitted two Architectural Applications for approval. The first is for installation of two electric shut-off panels near the front door. The Board gave 4-0 approval via email. The second is for landscaping in the front and rear yards. The Board gave 4-0 approval via email with certain stipulations.

6. SOCA Report: Pat Harrington

6.1 Clubhouse repairs are continuing. Contractor is presently installing drywall on the lower level. The pool should be open in May.

6.2 Residents should keep track of the SOCA calendar for events Chris is planning.

6.3 The landscaping sprinkler system will be inspected in time for repairs prior to the watering season.

6.4 The SOCA Board has decided not to have the burn marks in the pavement at the gate repaired.

6.5 The County is still planning to use Dried Earth Blvd. for construction access to repair a water line and to park equipment outside the gate at night.

6.6 Work is proposed to repair cracks in the retaining wall at the main entrance.

7. Management Company Report: Patricia Lall

7.1 A new roof leak has been reported at 8728 Endless Ocean Way. She is coordinating interior unit repairs at 8825, 8821, 8738 and 8605 Endless Ocean Way.

7.2 She is currently obtaining bids from two engineers, Becht Engineering and BECS, to develop a Scope of Work and an RFP to be used for bidding of construction repair of damaged curb and gutter, repair of road surface drains, repair of curb inlet drain collars, milling and paving of all asphalt roads and parking bays, and restriping of parking bays.

7.3 She is also obtaining bids from the same two engineers for a recommendation for addressing proper drainage of the sump drain lines at the backs of Buildings 1 and 2.

8. Completed Business: No action this period.

9. Old Business: No action this period.

10. New Business:

10.1 The next Board working meeting will be Tuesday, March 28 at 7:30 PM on Zoom.

11. Open Forum:

11.1 Dave Beyerle asked when all roofs in Kendall 1 will be replaced. Joe Socha and Mike Hassett said that work is in the reserve study for 2025.

11.2 Dennis Eichenlaub said Wayne Wilhelm in Villas 1 looked into insulation costs and sprinkler inspection of individual units. You can contact Dennis if interested.

12. Adjournment at 8:47 PM

Respectfully submitted,

Dennis Plouff, Secretary

Treasurer's– report March 14, 2023

Financial statements for January were reviewed.

1. Cash balances – Operating - \$121,490
Reserves Regular incl paint - \$1097,113
2. Regular Reserves of \$1097K within \$1K of required reserves.
3. Revenue for January was \$31K, \$27K from normal operations and \$4K from the special assessment and other construction-related revenue. Expenses were \$11K for normal operations and \$4K for construction activities for an income of \$16K for the month which is \$19K 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.
4. Outstanding uncollected assessments were \$16K at the end of January from 8 households. The 2 largest balances have been referred to the attorney. The others will be subject to normal collection procedures.