

Kendall Overlook Condominium Association (KO 1)
May 9, 2023
Board of Directors Zoom Meeting Minutes

Call to order by Joe Socha, President, at 7:33PM

BOD Members present:

Joe Socha, President

Karen Keane, Treasurer

Dennis Plouff, Secretary

(Mike Hassett, Treasurer -in-Training, not in attendance)

A quorum was present.

1. Motion to approve the agenda as printed was made and seconded.
Vote passed 3 – 0.
2. Motion to approve minutes of the April 23, 2023 BOD Zoom meeting was made and seconded. Vote passed 3 – 0.
3. President’s Report:
 - 3.1 Deb Ritchie’s appointment to join the Board was presented. She will leave the Board at the end of the year. A motion was made to approve her appointment and seconded. Vote passed 3-0.
4. Treasurer’s Report:
 - 4.1 Karen Keane reviewed the March K1 financials report from WPM. A motion to approve the report was made and seconded. Vote passed 3 – 0.
5. Committee Reports:
 - 5.1 Architecture: Deb Ritchie
 - 5.1.1 The discussion of the proposed porch roof addition at 8757 Endless Ocean Way by Tim and Veronica Lale was tabled until the June Board meeting. Dennis Plouff will contact Patricia Lall to see if WPM could keep maintenance of such additions separate from the responsibility of the HOA and rather under the responsibility of the individual homeowner.
 - 5.2 Welcoming Committee:

5.2.1 The new owners of 8722 Endless Ocean Way are planning to move in during early July.

6. SOCA Report: Pat Harrington.

6.1 Clubhouse

6.1.1 The pool has opened on schedule. Everyone needs to be out of the pool area at 8:00 PM.

6.1.2 Two events will be held poolside:

May 20, 6:00 to 8:00, jazz and non-alcoholic margaritas.

May 26, 6:00 to 8:00, Grillin and Chillin.

6.1.3 Painting began upstairs May 9.

6.1.4 Wallpaper will need to be removed in the living room.

6.1.5 Wood flooring has been delayed until the end of June due to supply issues.

6.2 The upstairs balcony is open for use but interior access is not available.

6.3 12 replacement chairs have been purchased for use on the balcony.

6.4 The 17-year old refrigerator in the kitchen upstairs is not working so a new one will be purchased.

6.5 V1 Resident, Tom Callahan, hauled away the old refrigerator left by the dumpsters on Sunday.

6.6 The SOCA Board is working with WPM to establish an email serve list for all SO residents. This will allow all SO messages to be sent out at once and not depend on individual condo resident volunteers. Christy will be coordinating this effort.

6.7 The main wall at the entrance and the columns will be repaired and repointed. Two bids have been received for \$22,000 and \$8,900. The \$8,900 bid was accepted.

7. Management Company Report: Patricia Lall

7.1 AMG has been doing an amazing job watering the newly sodded areas.

7.2 She will perform a walk thru with the contractor for repairs to exterior stone work in June.

7.3 Discussion on roof leaks and gutters: Roofs are scheduled for replacement in 2026. BOD asked Patricia Lall to have a roofing consultant evaluate the current condition of all roofs and recommend if any should be replaced earlier. Patricia Lall said repairs to gutters are the responsibility of the homeowner.

7.4 Bids were received for gutter cleaning in spring and fall of 2023. Bid of \$27,350 from AMG, \$10,140 from HHS and \$4,680 from CPS. A contract with CPS was approved.

7.5 Proposals were received from Becht Engineering and BESC/Violette Engineering for work related to obtaining contractor bids and providing engineering oversight for asphalt and concrete inlet and curb repairs.

7.6 A proposal for an investigation of drainage problems on the north side and the interior of Kendall 1 was also received from Becht Engineering.

7.7 The Contractor is wrapping up the painting of the homes in the inner ring and has addressed the Punch List items in the outer ring. A walk-thru is scheduled for May 8 to walk the inner ring homes and identify any touch-up that may be necessary.

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, May 30 at 7:30 PM on Zoom.

10.2 Karen Keane's last day as a Board member will be at the June 13 Board meeting.

11. Open Forum:

11.1 In response to questions, Patricia Lall said that side lights will not be painted because they are plastic and that balconies have been washed but will not be painted.

12. Adjournment at 8:55 PM

Respectfully submitted,

Dennis Plouff, Secretary