

Kendall Overlook Condominium Association (Kendall 1)
July 13, 2021
Hybrid in Person and Zoom Meeting
Board of Directors Meeting

Call to order by Marian Thompson President at 7:10 PM.

BOD members present:

Joe Socha, Vice President

Karen Keane, Treasurer

Pat Harrington, Secretary

Mike Hassett, Member at large

Patricia Lall, WPM Real Estate

A quorum was present.

1. Motion to approve the agenda was made and seconded. Passed 5/0
2. A motion was made and seconded to approve the KO BOD meeting minutes June 3, 2021.
Passed 5/0

3. President's Report

Homeowners Representative, Gage Pepin

- Final inspection needed on 3 remaining balconies. Hope to be finished next week.
- Pella personnel from Mid Atlantic Region visited today's weekly contractor meeting. They were astonished to learn of the lack of service we've received and are committed to solving all the problems and to move forward smoothly.
- SRS has installed doors on the inner ring from 8751-8759 and 8775-878.
- Outer ring homes from 8740-8728 are moving along. SRS has kept the project moving even with all the delays from Pella.
- Rim boards on decks need to be either painted or covered with Azat. A "mock-up" painting will be done at 8601 Breaking Wave Dr.
- Stone colors that match our buildings have been delivered.

Marion Thompson, President.

Asked for a resident volunteer to write a KO article 4 times per year for "The Overlook".

4. Treasurer's Report. Karen Keane

- a. See attached
- b. A motion was made and seconded to approve the July 13, 2021 Treasurer's report.
Passed 5/0

5. Committee Reports

- a. Architectural: Debbie Ritchie. An application for a patio was approved.
- b. Landscaping. Pat Harrington
 - We have proposals to remove the 3 dead and/or dying trees in KO.
 - Mainscapes will remove 2 dead Skip Laurels, installed in and replace in the fall.
 - Have asked Patricia to get proposal for turf repair around buildings where repairs are complete. The work will be a fall project and we ask that residents please water the grass seed once it's planted.
 - AMG's shrub pruning was not complete. They missed shrubs on the sides and backs of homes.
- c. Welcoming, Becky Socha, no report
- d. Social. -Joan Cencula- no report
- e. Parking. -Ann McCleaf 1 violation was issued this month.

6. SOCA Report, Pat Harrington

- a. UV sanitizers were installed in all 8 clubhouse HVAC units.
- b. New oak card tables are now in the game room.

- c. Joe Socha has volunteered to be Chairman of the Gym committee.
 - d. Pool furniture is now available for use around the pool, no masks are required, and residents now check themselves into the pool and passes reactivated to open gate. The games will also return to the pool area for resident use. There is new wifi at pool level. Residents only at pool. No guests at this time.
 - e. At the SOCA work session, the BOD voted to reopen the gym 6AM-11PM with following rules:
 - Residents to clean equipment before and after use with wipes provided.
 - Sign in sheet
 - Maximum # of residents at any time is 5.
 - 1 hour maximum on equipment is someone is waiting.g
 - Maintain social distancing
 - Masks are welcome
 - Residents only
7. Management Company Report
- a. Gutter cleaning was done on June 7th. Fall cleaning is scheduled for Dec 6-7 and WPM will be on site to ensure the workmen are checking each downspout.
 - b. There are several active roof leaks. Columbia Roofing is investigating and to provide proposal for repairs.
 - c. A motion was made and seconded to approve the proposal from A-AAA for the removal of the 3 dead/dying trees in KO at the cost of \$1000. Passed 5/0
8. Old Business
9. New Business.
10. Open forum
11. Adjournment 8:15 PM

Respectfully submitted

Patricia Harrington, Secretary

ATTACHMENT

Treasurer's report – July 13, 2021

Preliminary financial statements for June were reviewed. No exceptions were noted.

1. Cash balances – Operating - \$111,833
Paint reserve - \$12,499
Reserves Regular - \$840,158
Reserve Settlement - \$1,047,527
2. Our current outstanding loan is \$26K. We paid \$4K this month and plan to pay off the loan in 2021.

3. Becht has completed a new reserve study which is being reviewed and may be slightly modified. By the end of the year, we will be about 2K short of the new required reserve. The contributions to reserves will be adjusted in the 2022 budget and are not expected to have a large impact on monthly fees. The new reserve amount will absorb any current overfunding.
4. Revenue was \$51K for June (includes a special assessment collection for \$27K) and expenses were \$12K resulting in an income of \$39K for the month. Additionally, \$4K was used to reduce the outstanding loan. Through June, we are favorable versus budget by budget by \$42K. As planned, we used \$27K to pay down the loan. YTD Savings versus budget in Legal (\$6K), Insurance (\$6K) and lawn contract (\$3K) were offset by snow removal costs (\$18K), Taxes(\$8K) and charges budgeted in 2020 that were not invoiced until this year (gutter cleaning (\$2K) and Reserve Study (\$2K)).
5. For the month of June, we have spent the following from the settlement:

Legal & Bank fees	\$ 5,845	
Engineer	10,945	
Owner's Rep	22,249	
Prepayment to Pella/SRS		-
Contractors	186,655	
Owner Prepayments		
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Total	\$ 225,694	

6. Through June we have spent the following from the settlement:

Legal & Bank fees	\$ 194,144	
Engineer	156,808	
Owner's Rep	220,758	
Prepayment to Pella/SRS	40,000	
Contractors	1,448,369	
Owner Prepayments	-340,213	
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Total	\$ 1,719,866	

7. Outstanding uncollected assessments were \$0 at the end of June.