

Kendall Overlook Condominium Association (Kendall 1)  
Snowden Overlook Clubhouse  
June 11, 2019  
Board of Directors Meeting

Call to order by Vice President, Debora Plunkett at 7:00 PM.

BOD members present:

Debora Plunkett, Vice President

Karen Keane, Treasurer

Pat Harrington, Secretary

Patricia Lall, WPM Manager

Absent: Joe Socha, At large; Marion Thompson, President

A quorum was present.

1. Motion to approve the Agenda was made and seconded. Passed 3/0
2. A motion was made and seconded to approve the KO BOD meeting minutes of May 14, 2019. Passed 3/0
3. Presidents Report. Debora Plunkett, Vice President  
Ryland Update:
  - The mediation took place on June 4, 2019 and a cash settlement was reached.
  - As we move forward planning for the repairs, the BOD intends to call on the expertise and input from the community.
4. Treasurers Report. Karen Keane
  - a. See attached
  - b. A motion was made and seconded to approve the June 11, 2019 Treasurers report. Passed 3/0.
5. Committee Reports
  - a. Architectural: Debbie Ritchie. No report.
  - b. Landscaping. Jim Banahan/Pat Harrington
    - The 3 Serviceberry trees will be planted on June 18<sup>th</sup>.
    - A motion was made and seconded to remove the 1 dead tree on side of 8764 EOW and 3 dying Leyland Cyprus in back of 8782 EOW, not to exceed \$2000. Passed 3/0. Patricia will obtain 2 bids for the removal of the trees.
  - c. Welcoming, no report
  - d. Social. – Joan Cencula  
June 21<sup>st</sup>- Food Truck event, rain or shine. A sign up sheet for the event is being passed around tonight. Please sign up. Bring a chair. If it rains the food truck will still be here.
  - e. Parking. No report
6. SOCA Report, Pat Harrington
  - a. In response to complaints from KO residents the SOCA BOD decided on a no parking policy at the median strip in front of the Clubhouse. A notice will be sent out to all residents of SO. Cones will be placed at the median curb for the Grill and Chill event this Friday.
  - b. The current living room furniture will be offered to residents for purchase. It will be priced to move quickly. Watch for a notice with sale details in your email soon.
  - c. A proposal to the Ho. Co. Health Department is being prepared for Polymer rail installation to aid handicap access to the pool.
  - d. Thanks to Joe Socha the microphone for the Clubhouse audio system is working.
  - f. To facilitate better recycling practices the BOD has instructed Carol to stop buying drinks in glass bottles.

- g. Reminder that starting Monday June 17<sup>th</sup> no plastic bags can go into recycling and recycling left out in plastic bags will not be collected. Recycling should be loose in your recycling container.
7. Management Company Report, Patricia Lall
- Preventive roof maintenance was completed June 6 & 7. Any missing shingles were replaced, exposed nail heads were repaired, and pipe collars were replaced and sealant applied.
  - Public Storage has been notified that we no longer need to rent the storage space for materials from the water intrusion-related home repair. The materials will be disposed of by June 30.
  - A new roof leak has been reported at 8808 EOW and the roofer will inspect tomorrow. All old roof leaks have been repaired with a few very high drywall repairs still to be scheduled.
  - Gutter cleaning is scheduled for June 14-15 but could be delayed a day due to weather.
8. Old Business
- A meeting is being scheduled for the ad hoc front door painting committee in late June or early July.
9. New Business
- A garage door replacement was approved.
10. Open forum
11. Adjournment 7:55 PM

Respectfully submitted

Patricia Harrington  
Secretary

## ATTACHMENT

### Treasurer's report – June 11, 2019

1. Financial statements for May 2019 were reviewed. A minor exception was noted and corrected.
2. Cash balances – Operating - \$49,334  
Reserves -\$550,069
3. We originally took loans totaling \$306,000 from reserves. An additional \$50,000 was taken between October 2018 and February 2019. Our current outstanding loan is

\$160K. Current cash forecasts indicate that we will be able to make payments against the loan during the next several months.

4. Reserves are currently \$141K less than the amount in the reserve study (\$690K) due to the loans taken since we began the lawsuit. The projection is for reserves to be closer to the recommended full funding (\$729,000) per the reserve study by the end of the year.

5. Revenue was \$26K for May and expenses were \$38K (\$29 for the lawsuit) resulting in a loss of \$12K for the month. Expenses this month were over budget because of legal spending.

6. Through May, spending for engineering and legal expenses for water intrusion issues was \$708K. We budgeted spending of \$96K in 2019, and projected spending is \$162K.

7. In September, we approved loans of up to 50K from Reserves to operating. We have borrowed \$50K. Projections indicated that we would have shortfalls over the next several months due to legal costs. Burke has agreed that we can delay payments to his firm for the next several months rather than borrowing from reserves. We currently owe Burke \$101K.

8. Outstanding uncollected assessments are currently \$1214.