

Kendall Overlook Condominium Association (Kendall 1)  
Snowden Overlook Clubhouse  
November 12, 2019  
Board of Directors Meeting

Call to order by Marion Thompson, President at 7:02 PM.

BOD members present:

Karen Keane, Treasurer

Pat Harrington, Secretary

Joe Socha, Member at large

Patricia Lall, WPM Manager

Absent: Debora Plunkett, Vice President

A quorum was present.

1. Motion to approve the Agenda was made and seconded. Passed 4/0
2. A motion was made and seconded to approve the KO BOD meeting minutes of October 7, 2019. Passed 4/0
3. President's Report. Marion Thompson, President  
Repair Update:
  - Introduced Kathleen Pryor, our Owner's Representative, from BECS.
  - Kathleen presented the home owners with the repair plan, complete with timeline for homes in KO. She also answered questions from residents.
  
  - The home owners survey received 41 responses from our 78 homes. Residents were asked to please complete the survey. The Survey Monkey file was emailed to residents and hard copies were mailed to residents when no email address was on file. Patricia Lall, WPM Manager, gave copies to residents at the meeting who requested them.
  - Annual meeting will be held January 14, 2020. Two seats on the board are coming up for election. (Thompson and Harrington). Nomination form will be mailed out to homeowners on November 15, 2019 and need to be returned by December 13, 2019.
  - The BOD took Ray Burke out to dinner as an appreciation for the successful outcome of the lawsuit.
  - Reminder that there is no BOD meeting in December.
4. Treasurer's Report. Karen Keane
  - a. See attached
  - b. A motion was made and seconded to approve the November 12, 2019 Treasurer's report. Passed 4/0.
  - c. A motion was made and seconded to approve the 2020 budget. Passed 4/0
  - d. The monthly assessment for 2020 will be \$295. (10% reduction)
5. Committee Reports
  - a. Architectural: Debbie Ritchie.

A motion was made and seconded to approve the Jubinski's Landscaping change form for 8772 EOW. Passed 4/0

An application for Don Downer at 8754 EOW to change his storm door was approved earlier this month.
  - b. Landscaping. Jim Banahan/Pat Harrington-
    - The Gator bags were removed for the winter from 7 trees in KO.

- A motion was made and seconded to accept the Mainscapes proposal for the removal and replacement of 9 dead Skip Laurel shrubs between EOW and DEB at a cost of \$880. Passed 4/0
  - In response to question regarding a missing tree behind 8776 EOW: Not all homes in KO had trees planted behind units. If a resident would like to plant a tree, they can submit a change request and if approved can plant a tree at their expense.
- c. Welcoming, Margie Cronhardt- no report
- d. Social. –Joan Cencula  
The next planned dinner outing will be on Saturday, January 11, 2020 at Hunan Manor to celebrate Chinese New Year. Participants are to bring a “shoveunder” gift (a gift one receives and has no use for so it is “shoved under” the bed). These gifts will be redistributed for fun via raffle numbers. In March dinner will be at the Columbia Ale House followed by the play “Calendar Girls” at Slayton House, directed by our own, Connie Ross. Other outings are also scheduled for the year. Details will follow.
- e. Parking. -Ann McCleaf -no report
6. SOCA Report, Pat Harrington
- a. The hail damaged awning has been replaced.
  - b. The deck cleaning and sealing was started today.
  - c. Curb cut has been installed on Dried Earth Blvd across from Vast Rose.
  - d. American Striping will be restriping all the current lines on SOCA streets plus 3 additional crosswalks. One at Vast Rose, another at KO 2 circle on Dried Earth Blvd. and from main entrance of Clubhouse across Endless Ocean Way to the parking area.
  - e. Maintenance contracts have been signed for the ice machine and the front gates.
  - f. The out gate is in process of being repaired.
  - g. The 2020 Budget has been approved with a \$2.00 increase per home in the monthly assessment.
  - h. The BOD is in process of selecting new countertops and sink for the kitchen.
7. Management Company Report, Patricia Lall
- Items are covered in agenda.
8. Old Business
- a. Ray Burke has been engaged for collection efforts of delinquent homeowners.
9. Community Projects
- The Committee for painting the front doors will meet next week.
10. New Business
- Chimney removal and repair for 8757 EOW needs updated proposal.
11. Open forum
12. Adjournment 8:13 PM

Respectfully submitted

Patricia Harrington  
Secretary

ATTACHMENT

Treasurer's report – November 12, 2019

Preliminary Financial statements for October 2019 were reviewed. A minor exception related to the timing of the insurance budget was noted and will correct itself by next month.

1. Cash balances – Operating - \$38,946  
Reserves Regular -\$ 636,778  
Reserve Settlement - \$2,658,250
2. Our current outstanding loan is \$100K. As planned, we paid \$60,000 from operating cash to reserve cash in October to reduce the loan balance.
3. Reserves are currently \$73K less than the amount in the reserve study (\$710K) due to the loans taken since we began the lawsuit. The projection is for reserves to be roughly 73K less than the recommended full funding (\$721,000) per the reserve study by the end of the year. The amount that reserves are underfunded is less than the loan balance, because the reserve funds have earned interest during the time the loan has been outstanding.
4. Revenue was \$26K for October and expenses were \$15K (\$4K for the lawsuit) resulting in income of \$11K for the month. Expenses this month were under budget because spending associated with the lawsuit were less than budgeted for the month.
5. Through October, spending for engineering and legal expenses for water intrusion issues was \$757K. We believe that this includes all outstanding invoices related to the lawsuit. We budgeted spending of \$96K in 2019, and projected spending is \$170K. \$142K of legal expenses were credited back to the income statement for this year and have been charged to the settlement received.
6. Outstanding uncollected assessments are currently \$2,736. We have set up a reserve for uncollectable accounts.