

Kendall Overlook Condominium Association (Kendall 1)
Snowden Overlook Clubhouse
July 12, 2017
Board of Directors Meeting

Call to order by Vice President, Debora Plunkett at 7:01 PM.

BOD members present:

Debora Plunkett, Vice President
Karen Keane, Treasurer
Pat Harrington, Secretary
Joe Socha, At large

Absent: Marion Thompson , President

A quorum was present.

1. Motion to approve Agenda was made and seconded. Passed 4/0
2. A motion was made and seconded to approve the KO BOD meeting minutes of June 14, 2017. Passed 3/0. One abstained due to absence from June 14 meeting.
3. Vice Presidents Report. Debora Plunkett
Attorney, Ray Burke's report on Mediation:
 - The June 5th inspection of decks was cancelled and will be taking place tomorrow, July 13, at 1:00PM.
 - Ryland and 2 sub contractors will participate in tomorrow's inspection to determine who is responsible for deck defects.
 - Next action is to create mock up for repairs.
 - The mediator, Mr. Stanley is back from knee surgery, so things should speed up now.
 - Attorney still thinks we are moving in positive direction.
4. Treasurers Report. Karen Keane
 - a. See attached
 - b. A motion was made and seconded to approve the Treasurers report. Passed 4/0
5. Committee Reports
 - a. Maintenance, Susan Gearing- not present
 - b. Architectural, Michael Hassett -not present
 - c. Landscaping, Jim Banahan-not present
Pat Harrington reported that the Chanticleer Pear tree was replaced at 8731 EOW. The resident was given a Gator Bag to help keep the tree watered.
 - d. Welcoming. Becky Socha not present
 - e. Social, Paula Gaithor.
The 7/23/17 poolside party to be catered by Famous Dave's BBQ will be rescheduled for late August..
 - f. Parking, Debora Plunkett reported that we have one household violating our parking guidelines. We intend to fine the home owner.
6. SOCA report, Pat Harrington
 - a. A new clubhouse rental policy was passed to limit rentals to the ballroom only, with a maximum of 60 attendees. The renter has "exclusive" use of ballroom but the rest of Clubhouse is available to residents and renters.
 - c. Sun blocking film will be installed to west facing upper 3 windows in ballroom and the door by open deck in living room.
 - d. A set of heavier weights has been purchased for the gym.
 - e. SOCA is looking into the possibility of modifying the poolside room for use by exercise classes.

- f. Reminder that pool closes for swimming at 8:30PM but poolside area can be used until 10:00 for playing games (ping pong, corn hole, pickle ball, pool table, and gatherings).
- 7. Management Company Report, Patricia Lall.
 - a. Patricia Lall will be on vacation from July 15 through July 21.
 - b. Management is working on obtaining bids for painting of the units front doors and for painting all the buildings.
 - c. Management is obtaining bids for termite treatment of all buildings-both bait stations and liquid application contracts.
 - d. Property inspection was done on July 8th. A summary of the findings was given to the BOD. The report will be sent to the whole community.
 - e. Senearthco letters will be sent out this week and an overview demonstration will be scheduled for the community in September.
- 8. Old Business
 - a. Hardie Board needs to be removed from garage at 8800 EOW by end of August. Suggestion is to post for sale on Craig's list. Ryland and contractors do not want it.
 - b. SOCA lawyers looking into filing a "Motion of Relief of Stay and Equitable Servitude" as a measure to assist in the recovery of delinquent funds.
- 9. New Business
 - a. Patricia recommended that KO condo Association take responsibility for cleaning of dryer vents. WPM will do research on costs and any other potential implications for the BOD 's consideration and decision.
- 10. Open forum
- 11. Adjournment 8:01 PM

Respectfully submitted
Patricia Harrington
Secretary

ATTACHMENT:

Treasurer's report – July 12, 2017

- 1. Final Financial statements for June 2017 were reviewed. No exceptions noted.
- 2. Cash balances – Operating - \$75,770
Reserves -\$298,116
- 3. We took loans totaling the \$306,000 from reserves. We have made the first payment on the loan (\$27,036) in May, and our new outstanding balance is \$279,176. I forgot to make a June payment, so have initiated a payment of 54,072 this month

(July). I have increased the estimates of the payments for November and December by a total of \$10,000 since our current cash position is strong.

4. Reserves are currently \$273K less than the amount in the reserve study due to the loans taken since we began the lawsuit. The projection of \$503,000 is \$95,000 under the recommended full funding (\$598,000) per the reserve study by December 2017, due to additional spending for the lawsuit, offset by the infusion of cash from the special assessment.
5. Revenue was \$42K for June and expenses were \$23K (\$10K for the lawsuit) resulting income of \$19K for the month.
6. Through June, spending for engineering and legal expenses for water intrusion issues was \$406K. We have budgeted spending of \$70K in 2017, and the current projection of 2017 spending is \$102K.
7. The draft budget is due in October.