

Kendall Overlook Condominium Association (KO 1)  
April 12, 2022  
Zoom Meeting  
Board of Directors Meeting

Call to order by Marion Thompson, President at 7:05 PM.

BOD members present:

Karen Keane, Treasurer  
Pat Harrington, Secretary  
Mike Hassett, Member at large

Patricia Lall, WPM Real Estate  
Absent: Joe Socha, 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 March 8, 2022. Passed 4/0
3. President's Report
  - We are coming to the end of our "rear of house" repair project. At this point we have 1 more door to put in, 2 more decks to complete, some painting and some odds and ends to finish. In addition, stone needs to be attached at the gable ends of the three buildings in the front of the community with rot sandwich defect.
  - We have discovered that our main problem throughout this repair project has been due to defective or lack of proper flashings.
  - We want to tell you about a pro-active proposal we have had from our construction crew, our engineer and our project manager. They are all in agreement that the next step forward is to prevent any further moisture from entering the fronts, and end unit sides of our buildings.

BECS Representative, Gage Pepin and Bill Hasselman

- A mock up of the flashing repair was explained. The new larger flashing will be angled to have water flow away from the building. This will prevent water infiltration into the buildings.
- Photos were passed around to show exactly where the flashing repair would be made. (It will be where the Hardy siding meets the double white band boards above the stone veneer.)
- This will stop about 95% of any water intrusion and allow any moisture already in the building envelopes to dry out and heal themselves.
- Questions from residents were asked and answered.
- Our current construction budget has enough funds to cover this project.

Marion Thompson:

- A motion was made and seconded to accept SRS Change order #13 of \$325,239 to perform flashing repairs at the siding-to-trim transition of all 13 buildings (all 78 homes) at the front and gable ends only. Passed 4/0
  - We have proposals for deck rim board painting from Hahn and Hahn for \$15,000 and \$35,00 for covering with Azek.
  - We are investigating replacement of stones that have fallen off bottoms of buildings.
  - We advise all residents to have their homes treated for termites and Patricia is looking into a group price.
4. Treasurer's report. Karen Keane  
See attachment

A motion was made and seconded to approve the April 12, Treasurer's report  
Passed 4/0

5. Committee Reports

a. Architectural: Debbie Ritchie presented 2 new applications.

A motion was made and seconded to approve brown staining of the concrete patio at 8601 Breaking Wave Drive. Passed 4/0

A motion was made and seconded to approve the installation of a SunAir awning for 8732 Endless Ocean Way. Passed 4/0

b. Landscaping. Diane Eidelman

- As a green initiative, a suggestion was made to not mow the grass in the outer ring, from 20 feet behind homes to the woods for, the month of May. Patricia will check with AMG for impact on our mowing contract.
- Diane is monitoring the Bluebird boxes in our neighborhood as a member of "Long Reach Cares". There is one box with 5 Bluebird eggs.

c. Welcoming, Becky Socha, no report.

d. Social. -Joan Cencula- 13 residents attended the KO dinner outing at the Columbia Ale House on March 24. Next outing will be in June.

e. Parking. -Ann McCleaf - no report.

6. SOCA Report, Pat Harrington

a. Carol Hogenroder, our Life style coordinator, has resigned. There will be a party for her on April 13<sup>th</sup> from 2-4 at the Clubhouse.

b. Pool will open on May 7<sup>th</sup> and guests will be allowed once you sign a new waiver form that covers guests. This waiver was emailed to you on April 8<sup>th</sup> and the forms are also available at the Clubhouse.

c. Dumpster Days have been scheduled for May 14 & 15.

d. Any contractors in Clubhouse that are in close contact with residents must have a Covid vaccination certification.

7. Management Company Report- Patricia Lall

- A caulking company has been asked for a proposal to caulk our buildings.
- The buildings will be power washed before painting.
- Painting will be done after construction is over as this is more economical and efficient. There was discussion about options to complete asap.
- Deteriorating Harding siding will be addressed prior to painting and Patricia will inspect where currently peeling and flaking.

8. Old Business

9. New Business

10. Open forum

11. Adjournment 8:30 PM

Respectfully submitted

Patricia Harrington, Secretary

## Treasurer's report – April 12, 2022

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

1. Cash balances – Operating - \$67,959  
Paint reserve - \$50,000  
Reserves Regular - \$889,468  
Reserve Settlement & Special - \$1,460,320
2. Reserves were underfunded by approximately \$22K per the new reserve report. We transferred \$25K from operating and now project overfunding of \$3K by year end.
3. Revenue for the month was \$28K, \$24K from normal operations and \$4k from the special assessment and other construction related revenue. Expenses were \$16K for normal operations and \$1K for construction activities for an income \$11K for the month which is \$8K better than budget. Through March, we are favorable versus budget by \$17K for normal operations and unfavorable \$10K for Construction. YTD Savings versus budget in Landscaping (\$6K), Repairs and roofing (\$3K) Snow removal (\$5K), and Insurance (\$3K) offset by construction related items (\$10K) and legal (\$1K).
4. For the month of March, we have spent the following from the settlement and special assessment:

Legal & Bank fees	\$ 8,476	
Engineer	-	
Owner's Rep	7,012	
Prepayment to Pella/SRS		-
Contractors	153,062	
Owner Prepayments	-	
Total	\$168,550	

5. Through March we have spent the following from the settlement:

Legal & Bank fees	\$ 210,510	
Engineer	191,260	
Owner's Rep	293,774	
Prepayment to Pella/SRS	40,000	
Contractors	3,111,495	
Owner Prepayments	-381,633	
Total	\$ 3,465,406	

6. Outstanding uncollected assessments were \$6K at the end of March from 6 households. The largest balance has been referred to the attorney. The others will be subject to normal collection procedures.