

Kendall Overlook Condominium Association (Kendall 1)
Snowden Overlook Clubhouse
May 12, 2020
Virtual Zoom Meeting
Board of Directors Meeting

Call to order by Marion Thompson, President at 7:25 PM.

BOD members present:

Karen Keane, Treasurer

Pat Harrington, Secretary

Joe Socha, Member at large

Mike Hassett, Member at large

Barry Yakovitz , WPM President

Patricia Lall, WPM Manager, joined late

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 of April 14, 2020. Passed 5/0
3. Treasurer's Report. Karen Keane
 - a. See attached
 - b. A motion was made and seconded to approve the May 12, 2020 Treasurer's report. Passed 5/0.
4. President's Report. Marion Thompson, President
Repair Update:
 - Phase 1 (safety related deck railing repairs) is complete.
 - We are ready to begin Phase 2 A which is repair of the worst-case homes on the outer ring. Seven homes have been identified by Kathleen.
 - This also involves the decking, sliding glass doors, and windows in the lower level.
 - Testing of Phase 2B homes will be taking place at the same time as repairs on Phase 2A homes.
 - Joe Socha presented an overview of procedure of Phase 2A and options for the repairs. His power point presentation is available from Joe by request.
 - Marion covered the Criteria that the BOD has established going forward with the Phase 2A repairs and options with costs. Litigation repairs will be made in the most economical way to restore functionality with due consideration to quality and overall community standards and at no cost. There will be options available to homeowner at an extra cost.
 - Kathleen will meet with each homeowner to explain options, have owners sign an agreement for the options, and she will collect a check for cost at that time. This is so the materials can be ordered and the work scheduled. The chart of costs is available for homeowners.
 - A motion was made and seconded to accept the SRS contract for Phase 2A, repair of 7 worst case homes. Passed 5/0
5. Committee Reports
 - a. Architectural: Debbie Ritchie. No report
 - b. Landscaping. Pat Harrington-
 - The annuals have been planted in the KO monument area. We were to receive 30 plants, were shorted, and now have 42.

- The 4 dead Arborvitae in the inner circle behind 8727 & 8729 EOW have been removed. There is another to be removed behind 8729 and 3 trees that need pruning behind 8727. The photos will be sent to Patricia Lall for scheduling that work.
 - Waiting for AMG to provide suggestions for plants for the area between Dried Earth Blvd. and Endless Ocean where about 8 Cherry Laurels were removed last fall.
- c. Welcoming, Becky Socha
Margie Cronhardt delivered welcome packets to the new residents at 8804 EOW and 8710 EOW.
- d. Social. –Joan Cencula- no report
- e. Parking. -Ann McCleaf -no report
6. SOCA Report, Pat Harrington
- a. Due to the Memorial Day holiday the next SOCA zoom meeting will be held on Wednesday May 27th. At 7:00PM. Notice will be sent out.
 - b. We continue to have cars speeding and not stopping at the stop signs on Dried Earth Blvd. With the COVID-19 restrictions more people are out walking in our community and many of them are in the streets. Please be careful driving and walk on sidewalks.
 - c. We had Dumpsters in neighborhood last weekend and unfortunately, they were overfilled and items were left on street and sidewalks. Arrangements had to be made to have these items removed. The BOD is looking into other options for the future, maybe a day for bulk pickup in place of the dumpsters.
 - d. Proceeding with preparations to open the pool but will be delayed. Because of the COVID-19 the training and certification of lifeguards and our volunteer CPO's need to be recertified.
 - e. Kitchen remodeling has been delayed as we obtain other proposals for the project.
 - f. The electrical contract for conversion to LED lighting of Clubhouse has finally been completed.
7. Management Company Report, Patricia Lall
- a. The spring gutter cleaning will take place on June 12 and 13.
 - b. Asphalt inspection completed and recommendation is that within the next 3 years and the completion of home defects repair work, the asphalt be milled and repaved. This is within the timeline of the reserve study.
 - c. Management has been working on the KO 2020 operations calendar.
8. Community Projects
- Painting of front doors:
- 62 home owners have selected their door colors. The other 16 homeowners will be contacted to obtain their color choice.
 - A motion was made and seconded to paint a door of each color in June, before the final ordering and scheduling of the door painting in July, as a final look at the selections.
- Passed 5/0
- The residents will be receiving an email soon with instructions for picking out door color and submitting their choice.
10. Open forum
11. Adjournment 8:36 PM

Respectfully submitted

Patricia Harrington
Secretary

ATTACHMENT

Treasurer's report – May 12, 2020

Preliminary financial statements for April 2020 were reviewed. No exceptions were noted.

1. Cash balances – Operating - \$63,035
Reserves Regular -\$ 710,688
Reserve Settlement - \$2,537,645
2. Our current outstanding loan is \$84K. Payments of \$3,900 per month will continue through the end of the year. We expect to pay off at least \$48K in 2020 and project a year end loan balance of \$53K.
3. Reserves are currently \$32K less than the amount in the reserve study (\$743K) due to the loans taken since we began the lawsuit. The projection is for reserves to be roughly \$13K less than the recommended full funding (\$786K) per the reserve study by the end of 2020. 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 \$24K for April and expenses were \$18K resulting in income of \$6K for the month.

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

Legal & Bank fees	\$ 150,058
Engineer	12,994
Owner's Rep	36,768
Contractors	62,534
Total	\$ 262,355

6. Outstanding uncollected assessments are currently \$3,605. This reduction is the result of collection efforts by Ray Burke.

Attachment: Litigation Related Options Chart

R-4 -- May 12, 2020							
Litigation Related Options Cost							
Phase 2A---7 most damaged houses only							
	Material	Labor	Admin Fee	Subtotal	Credit	Cost to home owner	
Deck Flooring							
1	Option A -- Repair -- 25% remove and replace with parallel similar pressure treated flooring (wood)	\$ 1,400	\$ -	\$ -	\$ 1,400	\$ 1,400	\$ -
2	Option B -- Replacement -- 100% remove and replace with similar pressure treated flooring (wood)						
	1. Parallel	\$ 3,350	\$ -	\$ 100	\$ 3,450	\$ 1,400	\$ 2,050
	2. Diagonal	\$ 3,850	\$ -	\$ 100	\$ 3,950	\$ 1,400	\$ 2,550
3	Option C -- Upgrade -- 100% remove and replace with composite flooring (like TREX)						
	1. Parallel	\$ 4,450	\$ -	\$ 100	\$ 4,550	\$ 1,400	\$ 3,150
	2. Diagonal	\$ 5,150	\$ -	\$ 100	\$ 5,250	\$ 1,400	\$ 3,850
Doors							
4	Option A1 - Remove, Repair and Reinstall 84" 3 leaf door and transom	\$ 600	\$ 700		\$ 1,300	\$ 1,300	\$ -
5	Option A2 - Remove, Repair and Reinstall 84" 2 leaf door and transom	\$ 600	\$ 500		\$ 1,100	\$ 1,100	\$ -
6	Option A3 -Remove, Repair and Reinstall 80" 2 leaf door	\$ 600	\$ 350		\$ 950	\$ 950	\$ -
7	Option B - Replace with new 84 inch 3 leaf door and transom	\$ 4,600	\$ 700	\$ 100	\$ 5,400	\$ 1,300	\$ 4,100
8	Option C - Replace with new 84 inch 2 leaf door	\$ 3,200	\$ 500	\$ 100	\$ 3,800	\$ 1,100	\$ 2,700
9	Option D - Replace with new 80 inch 2 leaf door	\$ 1,400	\$ 350	\$ 100	\$ 1,850	\$ 950	\$ 900
Windows							
10	Option A - Remove and reinstall double casement window	\$ -	\$ 250	\$ -	\$ 250	\$ 250	\$ -
11	Option B - Replace with new double casement window	\$ 950	\$ 250	\$ 100	\$ 1,300	\$ 250	\$ 1,050