

Kendall Overlook Condominium Association (KO 1)
May 10, 2022
Board of Directors Meeting

Call to order by Marion Thompson, President at 7:10 PM.

BOD members present:

Karen Keane, Treasurer

Pat Harrington, Secretary

Joe Socha, Vice President

Patricia Lall, WPM Real Estate

Absent: Mike Hassett, Member at large

A quorum was present.

1. Motion to approve the agenda as printed was made and seconded. Passed 4/0
2. A motion was made and seconded to approve the KO BOD meeting minutes April 12, 2022. Passed 3/0 (Joe Socha abstained as he was not in attendance in April)
3. President's Report

BECS Representative, Gage Pepin, via zoom

- The new flashing program has been mobilized at 8710, 8711, 8719, 8725, and 8808.
- SRS will systematically move around the neighborhood.
- The last gable end repair is wrapping up at 8724.
- A resident inquired about painting of replacement Hardie Board on front of homes for this project. Board will clarify at construction meeting tomorrow.

Marion Thompson:

- The deck rim boards will be painted and residents will have option to have contractor paint the support beam and posts. We are working on pricing for 3 coats of paint.
- Patricia is meeting with Exterior Expressions Wednesday about the replacement/repair of stones at the bottoms of buildings.
- We advise all residents to have their homes treated for termites. Per our documents, this is a homeowner's responsibility. Patricia has pricing from 2 companies for group rates. We will offer this to homeowners when finalized.

4. Treasurer's report. Karen Keane

See attachment

A motion was made and seconded to approve the May 10, 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 the installation of a paver patio at 8716 EOW Passed 4/0

A motion was made and seconded to approve the installation of a paver patio for 8730 Endless Ocean Way. Passed 4/0

- b. Landscaping. Diane Eidelman

- Diane asked Patricia to research landscaping contractors that use more environmentally friendly mowing equipment, possibly electric mowers.
- There are pear trees at 8720 and 8722 that are not thriving. Need investigation.
- There are a couple of dying Arborvitaes in inner ring that need attention
- The dead tree removed on hill behind 8776 is on CA land and will not be replaced.

- c. Welcoming, Becky Socha, no report.

- d. Social. -Joan Cencula- no report

- e. Parking. -Ann McCleaf - no report.

6. SOCA Report, Pat Harrington

- a. Since Carol Hogenroder, our Life style coordinator, has resigned, events going forward will depend on volunteers to host after hour activities at Clubhouse. Please consider helping as events will not be held without volunteers. Christy is our office manager and these after hour events are not part of her responsibility. With limited staff it is essential that event payment be made by deadline date.
 - b. The interview process has begun for a new Lifestyle coordinator. WPM expects finding a replacement will take about 3 months.
 - c. Pool is open, residents have been swimming in our heated pool and the landscaping committee has planted containers.
 - d. Guests will be allowed at pool this year once you sign the new waiver form that covers guests. This waiver form is available at the Clubhouse.
 - e. Dumpster Days have been scheduled for this weekend, May 14 & 15. Make sure all items are placed inside dumpsters.
 - f. There will be a Ladies Spring Luncheon on June 3rd.
7. Management Company Report- Patricia Lall
- Gutter cleaning has been scheduled for June 13-15 and December 12-14.
 - Deteriorating Hardie siding will be replaced by SRS as part of the recently approved flashing project of all units.
 - Patricia is meeting with SRS regarding the caulking requirements.
8. Old Business
 9. New Business
 10. Open forum
 11. Adjournment 8:30 PM

Respectfully submitted

Patricia Harrington, Secretary

Treasurer's report – May 10, 2022

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

1. Cash balances – Operating - \$82,160
 Paint reserve - \$50,000
 Reserves Regular - \$897,761
 Reserve Settlement & Special - \$1,317,109
2. Regular Reserves (including the paint reserve) are overfunded by \$2K per the new reserve report.
3. Revenue for the month was \$28K, \$24K from normal operations and \$4k from the special assessment and other construction related revenue. Expenses were \$15K for normal operations and \$1K for

construction activities for an income \$12K for the month which is \$10K better than budget. Through April, we are favorable versus budget by \$24K for normal operations and unfavorable \$7K for Construction. YTD Savings versus budget in Landscaping (\$8K), Repairs and roofing (\$5K) Snow removal (\$5K), Insurance (\$1K) and income taxes (\$5K) offset by construction related items (\$7K) and legal (\$1K).

4. For the month of April, we have spent the following from the settlement and special assessment:

Legal & Bank fees	\$ 9,145
Engineer	-
Owner's Rep	-
Prepayment to Pella/SRS	- 40,000
Contractors	-209,502
Owner Prepayments	381,406
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Total	\$141,276

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

Legal & Bank fees	\$ 219,654
Engineer	191,260
Owner's Rep	293,774
Prepayment to Pella/SRS	-
Contractors	2,888,810
Owner Prepayments	-
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Total	\$ 3,593,498

6. Outstanding uncollected assessments were \$6K at the end of April from 4 households. The largest balance has been referred to the attorney. The others will be subject to normal collection procedures.