

Kendall Overlook Condominium Association (Kendall 1)  
Snowden Overlook Clubhouse  
August 10, 2016  
Board of Directors Meeting

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

BOD members present:

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

A quorum was present.

1. Motion to approve Agenda was made and seconded. Passed 5/0
2. A motion was made and seconded to approve the KO BOD meeting minutes of July 13, 2016. Passed 5/0
3. Presidents Report. Marion Thompson
  - a. Photos were shared with community of the Ryland and contractors inspections of our community on August 4, 2016.
  - b. Ryland's attorney, George Brown, will get together with contractors to access what action they will take to repair defects.
  - c. Our attorney, Raymond Burke informed us that the debris behind 8758 EOW must be saved/stored. Patricia Lall is to research storage facilities.
  - d. Raymond Burke plans to draft and send a letter to KO homeowners.
4. Treasurers Report. Karen Keane
  - e. July financials have been reviewed with no exceptions noted.
  - f. Cash Balances: Operating \$10,308  
Reserves \$310,418
  - g. Including \$150,000 previously borrowed from reserves we were short of operating cash in July. In order to proceed with the prototype repair and litigation, we borrowed \$50K from reserves approved in July. Current projections estimate a shortfall of another \$44K by December. We have already approved another \$60K loan from reserves if needed to cover the shortfall.
  - h. Reserves are currently \$200K less than the amount in reserve study due to loans taken this year.
  - i. Income for month was \$20K and expenses \$59K resulting in a loss of \$39K.
  - j. YTD revenue is \$138K, expenses were \$292K for a YTD loss of \$154K.
  - k. Through July spending for engineering and legal expenses for water intrusion issues was \$215K. Our current projected total spending for engineering, testing, and litigation is \$293K
4. Parking Report. Debora Plunkett
  - a. Crosswalks, parking stripes and "visitor parking" were painted in our parking areas on August 9th.
  - b. Meeting held with Mainscapes to address concerns about landscaping/grass cutting. We may add some additional service items into next landscaping contract. We will be issuing a request for proposal to interested companies to bid for the next contract (current contract expires 12/31/16).
5. Committee Reports

- a. Maintenance, Susan Gearing  
Committee meeting will be held August 22<sup>nd</sup> at 5:00. All are welcome.
  - b. Architectural, Leon Thomas.  
Satellite wavier letters will be sent out soon to the 11 homes with dishes on roofs.
  - c. Landscaping, Jim Banahan not present/no report
  - d. Welcoming. Becky Socha  
Welcoming booklet is being revised and will also be placed on website.
  - e. Social, Joan Cencuela  
Next event is a brunch on September 17<sup>th</sup>, poolside (small charge).
  - f. Parking, Ann McCleaf.  
There were 2 parking violations ticketed this month.
6. SOCA report, Pat Harrington
- a. Lines and crosswalks will be repainted on Dried Earth Blvd.
  - b. A new grill was purchased for poolside events.
  - c. Social committee expenses will be listed separate on next years budget. In past in was listed with Clubhouse expenses.
  - d. The last home held by SORE has gone to foreclosure and has been taken over by the bank. This means that the condo and HOA fees will be paid by bank.
7. Management Company Report, Patricia Lall
- a. Hearing held tonight about failing to repair damaged garage door. Homeowner did not appear.
  - b. Another hearing was held tonight for failure to clean up area under deck and paint garage door. The resident agreed to become compliant.
8. Old Business
- a. Patricia Lall is working on the Chart of Maintenance Responsibilities.
  - b. Investigating options for dealing with delinquent homeowners.
  - c. When WPM's new software is operational we intend to establish an email option for notifying homeowners of BOD meetings.
  - d. A motion was made and seconded to accept the contract from Precision Concrete Cutting to smooth out trip hazards for \$1407.50. Passed 5/0
  - e. Wasp nest was removed. Residue will be removed by SRS when they are in area to finish up prototype.
  - f. Carpenter bee holes treated by exterminator and will be filled by WPM.
  - g. Waiting for mold inspection at 8819 EOW and mediation before having epoxy injected in foundation cracks. Resident should extend downspout in area where the foundation leaks.
9. New Business
- a. Hardee Board moved from Camardese to Eichenlaub garage. Thanks to both residents for their help.
  - b. Determination needs to be made for responsibility of water erosion around driveways.
  - c. WPM will conduct an inspection in spring. Board to develop criteria.
  - d. Need storage of debris/evidence from prototype house.
12. Open Forum
13. Adjournment was at 8:30 PM.

Respectfully submitted  
Patricia Harrington  
Secretary

