

Kendall Overlook (Kendall 1)  
Snowden Overlook Clubhouse  
February 10, 2016  
Condominium Association Meeting

Call to order by President, Marion Thompson at 7:01 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.

There were 8 members of the community present

1. Motion made by Plunkett and seconded Socha to approve the agenda. Passed 5/0
2. Motion to approve Minutes of January 13, 2016 board meeting was made by Keane and seconded by Socha. Passed 5/0
3. President's Report: Marion Thompson
  - a. KO organization  
Marion Thompson, President  
Debora Plunkett, Vice President  
Pat Harrington, Secretary and SOCA representative  
Karen Keane, Treasurer  
Joe Socha, At Large
  - b. Committees  
Architectural, Leon Thomas, Chair, Karen Keane, BOD contact  
Landscaping, Jim Banahan, Chair, Pat Harrington, BOD contact  
Maintenance, Susan Gearing Chair, Joe Socha BOD contact  
Parking, Ann McCleaf, Chair, Debora Plunkett, BOD contact  
Social, Judy Morrison, Chair, Marion Thompson, BOD contact  
Welcoming, Becky Socha, Chair, Pat Harrington, BOD contact
  - c. Ryland update  
Dec. 11, 2015 a letter sent to Ryland asking to seek resolution out of court.  
Jan. 11, 2016 Ryland responded thanks & we are engaging our subcontractors at this time.  
Jan. 19, 2016, Ryland answered lawsuit as expected with a denial of responsibility for defects.  
Feb 1, 2016 received notice that the court would meet on March 2<sup>nd</sup> to schedule a date to hear the case.  
Feb. 5, 2016 Ryland put contractor, Americas Best Construction on notice.
  - d. All spending must be approved by Marion Thompson and Karen Keane
4. Treasurers Report, Karen Keane
  - a. December cash balances are \$28K operating and \$416K reserves
  - b. Forecasting indicates a \$35K operating cash shortage in February. Keane motioned to transfer \$50K from reserves to operating cash seconded by Socha. Passed 5/0
  - c. Reserve shortage is \$61K with \$57K needing to be repaid.
  - d. Loss for 2015 is \$45K due to unbudgeted cost for consultants and lawyer due to water intrusion issues.
  - e. Auditors recommend not recording the \$6200 collection costs for Neal as liability at this time.

- f. Projected spending for legal and engineering services in 2016 is \$44K,
  - g. We could save \$162 per year if everyone signed up for EFT.
  - h. Renegotiated insurance coverage saved \$2000 for 2016.
5. Snow Report, Debora Plunkett
    - Historic volume
    - We were not happy with snow removal
    - KO was cleared last by Mainscapes for the first time.
    - We are scheduling a meeting with Mainscapes to share our ideas and complaints. Residents are invited to share their concerns so they can be addressed at the meeting with Mainscapes.
  6. Committee Reports
    - a. Maintenance, Bill Gearing
      - 60% of surveys were returned
      - Becht and SRS will be on site Feb. 11<sup>th</sup> to begin investigative work.
      - Two additional leaks reported last month
      - A sample home will be repaired to disclose what needs to be done, how the repairs should be done and the cost to repair.
    - b. Architectural, Leon Thomas. No report
    - c. Landscaping, Jim Bannahan.. No report
    - d. Welcoming, Becky Socha . No report
    - e. Social-Judy Morrison planning 2 events this year
    - f. Parking, Ann McCleaf. No report
  7. SOCA report, Debora Plunkett
    - a. DRD will be installing a control with a 1 hour timer so residents can turn on the whirlpool jets in the small section of the pool.
    - b. The social committee wants to hold a resident Craft Show at the clubhouse. The asked for additional information.
    - c. There is now Pandora music playable throughout the Clubhouse.
    - d. Towing contract was signed and they will be posting signs on DEB soon.
    - e. Board is concerned about the increasing costs for the Cannon copier in the clubhouse office. Asked WPM to look into the contract for savings.
    - f. Heaters needed for new Terrace Room. No decision made.
    - g. Main floor restrooms will have boxes placed over thermostats.
  8. Management Report, Patricia Lall., no report
  9. Old Business:
    - a. A motion was made by Keane to purchase insurance from GNY for a premium of \$29,903 annually and seconded by Socha. Passed 5/0
    - b. Patricia Lall is to follow up with residents needing garage door repairs.
    - c. Karen Keane and Becky Socha will be trained as web masters for posting KO information on the SO website. Joe Socha is on the IT committee.
    - d. A cease and desist letter was sent by our attorney to the home with under age residents.
  10. New Business none
  11. Open Forum
  12. Adjournment was at 8:23PM with a motion by Plunkett and seconded by Keane. Passed 5/0

Respectfully submitted  
 Patricia Harrington  
 Secretary

