

Kendall Overlook (Kendall 1)
Snowden Overlook Clubhouse
July 8, 2015
Condominium Association Meeting

Call to order by President, Bob Brady at 7:05 PM.

BOD members present:

Bob Brady, President
Marion Thompson, Vice President
Pat Harrington, Secretary
Karen Keane, Treasurer
Debora Plunkett, At large

A quorum was present.

There were 20 members of the community present

1. Motion made by Plunkett and seconded by Keane to approve the agenda. Passed 5/0
2. Motion to approve BOD Minutes of May 13, 2015 and June 10, 2015 working board meeting was made by Thompson and seconded by Keane. Passed 4/0
3. Treasurer's Report: Karen Keane
 - a. Our balance sheet shows approximately \$50,000 in receivables that we are unlikely to collect. We cannot write off the uncollected assessments because the debtors still live in the houses, but should establish an allowance for uncollectable accounts to more properly reflect the assets on our balance sheet.
 - b. A motion was made by Plunkett to report the uncollected amount as prior period adjustment to equity which would not affect current income, seconded by Thompson. Passed 5/0
 - c. Karen requested authority to have WPM book an allowance for bad debt for the late fees and fines for the two properties in a (above) to stop current income from being overstated by additional amounts that we cannot collect. A motion was made by Plunkett to give the authority seconded by Thompson. Passed 5/0
4. Committee Reports:
 - a. Landscaping: Pat Harrington
 - 1.) Dead Leyland Cypress removed
 - 2.) 3 Ruby Plums downed in storms were staked up.
 - 3.) Dead Arborvitae to be removed.
 - 4.) Homeowners are responsible for replacing dead/dying shrubs in front yards.
 - 5.) Mainscapes is sending out pest specialist to check for bag worms.
 - 6.) Pileated woodpeckers have damaged window frames on 4 homes.
 - b. Architectural: Leon Thomas
 - 1.) 2 applications for landscaping front yards.
 - 2.) 1 application for replacing garage doors
 - 3.) Working on revising architectural guidelines
 - 4.) Jim Banahan and Jay Dingle have joined the committee
 - c. Welcoming: Ann McCleaf no report
 - d. Social: no report
 - e. Maintenance: Susan Gearing
 - 1.) Property Manager and committee continue to inspect KO for maintenance issues. Letters have been sent to homeowners for repairs the homeowners are responsible to make.

- 2.) Maintenance issues in progress are: 8779 EOW erosion under sidewalk; multiple homes with leaking above sliders; damaged curb repairs; gutter and downspout issues throughout KO.
- f. Hardie Project: Hal Kassoff
 - 1.) Motion was made by Thompson to authorize Brady or his designee to execute an agreement with Hardie with either of the following two options concerning the rear decks. 1. As originally presented by Hardie, in which the Hardie material would be removed from rear decks in the outer ring, and the wood underneath the removed material would be painted white, with proper primer and paint. 2. As requested in our latest discussion with Hardie, match the solution being implemented for KO2 in which the deteriorated Hardie material would be removed and replaced by Hardie material properly installed, primed, and painted unless the homeowner prefers option 1. Seconded by Plunkett. Passed 4/1
 - 2.) Motion was made by Thompson to authorize Brady to approve up to \$7500 for corrective actions to gutters downspouts, or any elements contributing to the deterioration of Hardie material as identified by Hardie's contractor on the condition that such corrective action: 1. Is recommended by the Maintenance Committee, 2. Is concurred in by Scott Colville, 3. Would be done by Hardie's contractor, whose estimated cost would be valid only while they are on site, and therefore the corrective action cannot wait for a regular board meeting. Seconded by Plunkett. Passed 5/0
 - 3.) Motion was made by Thompson to include the following statement "While the routine maintenance of decks has been the responsibility of homeowners, the corrective action offered by Hardie is being adopted by the KO BOD on behalf of homeowners because of 1.) the potential impact to the exterior of these homes (for which the KO Condominium Association does have responsibility) as well as the potential threats to personal safety should any of the decks incur structural failure due to ongoing deterioration of supporting posts and beams, 2.) the potential liability for failing to take corrective and preventative measures when such deterioration of structural supports due to the original encasement in Hardie material became apparent, and 3.) the KO BOD determination for an architecturally consistent solution." Seconded by Plunkett. Passed 5/0
5. SOCA Report: Bob Brady
 - a. Pressure test good so the sprinkler system will be installed on deck.
 - b. Curtains will then be installed on the awning
 - c. AC (8 units) in clubhouse has been ongoing problem this summer.
6. Old Business:
 - a. Indemnification agreement for solar panels is signed, notarized, and filed in Clubhouse office.
 - b. Motion by Thompson to approve the Feb 14, 2014 application for solar panels at 8605 Breaking Wave Drive. The application was signed at the June 11, 2014 meeting after the lawyer's statement (attached to June 11, 2014 minutes) was read. Keane seconded. Passed 5/0
 - c. At the April BOD meeting a homeowner raised a concern that the board approved repairs for a board member when the same repairs are not approved for other homeowners.. After investigation the repair was not for a board

member. The confusion was the workman's name on the bill was the same last name as a board member. An apology was made to the board member. However the repair should not have been paid by KO Condo association and as a result the maintenance committee was formed.

- d. Chairpersons are needed for the Social and Landscaping Committees. These vacancies should be noted in our next KO newsletter if not filled at that time.
7. Closing comments:
- a. Bob will not be present for the August and September meetings
 - b. Consider running for the BOD as Bob Brady's term ends in January leaving a position open.
8. A motion was made to adjourn the meeting at 8:20 PM by Thomspen and seconded by Plunkett. Passed 5/0

Respectfully submitted
Patricia Harrington
Secretary