

Board Meeting May 15, 2023

No comments on previous minutes from February's meeting. Susan Wonder gives motion to accept previous minutes, John Hester seconds.

Treasurer's Report by John Hester:

Financial Summary Report

Month: April, 2023

	Revenue		Expenses	
	Actual	Budget	Actual	Budget
Month	\$ 17,940.33	\$ 16,800.00	\$ 14,340.95	\$ 16,800.00
Y-T-D	\$ 49,834.87	\$ 50,400.00	\$ 38,569.01	\$ 50,400.00
		Variance	\$ 11,265.86	

Cash Position

Operating Fund	\$ 34,335.16	Note: Includes Prepays \$4,461.18
Reserve Fund	\$122,346.18	
Total	\$156,681.34	

Board Members in Attendance: Joy Tapper, John Hester, Susan Wonder, Camille Roberts, Amy Cox, and Hailey Stefan.

Other residents: Kristina Ogren, Meghan Moroney, Lisa Lally & Rita Szymanski

Meeting called to order at 6:31 pm by Joy Tapper. There was proof of notice and there is a quorum. Minutes from previous meeting in April were distributed. Camille accepted, and Susan seconded. Approved.

Treasurer's report:

Sent out yesterday, John gave the summary, shown above.

Managers' Report:

Nobody in collections, no legal actions.

Paint: Talked to George last week, cost of paint has almost doubled but she's not seeing any increase on their end because of that. She's been told Sherwin Williams keeps increasing, where Behr has not.

Pool: Artistic has been doing pool for several years and they have reduced their territory, so we have Triangle as a stand in and they reduced their territory. We have older pool equipment; they will put in all the equipment we need; it makes their job very easy when we have the newer equipment. Their quote is \$950. She is getting quotes from Blue Oasis and a couple others to give a quote. We were paying around \$550, and we'll see how close we can come to it. John Hester will provide a contact at Pinch A Penny; John mentioned when we do tree trimming, we need to trim trees over pool.

Unit 5 Issue: reported active drywood termites by their front door, Haskell was out today. Christine let Triangle Pools know about the skimmer issue.

New Business:

Painting Project: First building was very slow. This go around on the 5220 building they wanted to pressure wash and prime the whole building all at the same time so they can do all the spray and primer and everything at the same time because it really slowed them down on the first building doing the front of the building first and then the back. Camille said they are doing a good job. We can use front doors until they paint the deck and then we'll have to use the garage. We all move our cars out in the morning and bring them back at 6pm. Joy mentioned people had been concerned about the wood rot and that some wasn't fixed. George wants to do the painting and then go back and fix the remaining wood rot issues, and that he will not leave and not have it fixed.

Old Business:

Landscaping: Quotes are around \$6,000. Because we've spent so much time and money on it, we need to be sure that we wait until we see what's happening with the finances before we commit, although we do have some money budgeted and set aside for this but just want to be sure before we commit.

Christina asked who cleared out leaves and things, John H confirmed it was Gator and she's going to contact them.

Gutters: Susan says her gutter is full and clogged up, between her and John's unit. Christina mentioned George is cleaning them as he paints but Joy asked Christina to get George to do this now as we head into rainy season.

First Building Painted: Camille mentioned residents need to put their items back on their decks and porches after painting is completed on their building. Christina will email them.

Owner's Questions:

Joy asked if anyone had any questions. None

Camille mentioned recycling issues.

Moved to adjourn by Susan and seconded by Camille at 6:55 pm.