

Sunday, August 7, 2022

June Board of Directors Meeting. June 20, 2022

Quorum Met:

Bill Himaras, Jenny Stamper, Bud Long, Brett Bond, Debbie Malloy
present

Meeting brought to order at 10:03 am

April minutes were read by Jenny and were approved by Bud and Debbie

- Treasurer report, it was suggested by Bud that we limit our spending to emergencies only due to inflation. Bill seconded it.
- West driveway is complete
- A & B building water issues have a new bid, we need drainage at rear of curdling to the lake . Priority on our list.
- Camera panel on F is fixed
- Still waiting on electric for East driveway, insurance filed for the light post that was knocked down by a car on 6/16/2022
- Lobby repairs and Reno have bids to fix/repair tile, walls, tile, molding, trim and paint. New furniture to have a uniform look. Stop owners from decorating randomly.
- Tiki huts are complete
- Fine committee in place and functioning: Pam Lecourt, George, Phil Aiello are the committee
- Phosphate treatment was done 5/27/22
- Pets/ESA - we have asked Brett to get estimate for a dog walk by Lake Mulligan.. a 25x100 foot dog run so our owners can allow their pets to

run and play. This will be an ownership vote since we would be adding a common area.

- Discussed a 12x16 area for bulk garbage near garage - charging the \$50.00 pick up fee this would eliminate the dumpster areas being filled up. We will take a poll for ideas..
- Audit: still in the works. Bill received an email regarding financials for 2017 through 2019 obtain from Guardian. July was target to complete.
- Laundry room needs to be checked and inspected behind washers and dryers. Add an exhaust fan or dehumidifier if necessary. Possibly vent the door. Job for Scott.
- Walkways are Still not painted. This was to have been completed by end of June.
- ARC forms: Bill stated and reminded everyone that these forms are put in place to ensure vendors are properly licensed and insured to protect owners and the HOA.
- Concrete structural review: we have addressed and still getting quoted for buildings A,B and F.
- Waiting for cleaning bids. This has been talked about for months now.

New Business:

- Sealcoating parking lot has been approved and will begin in November. Bain Sealcoating approved for a fee of \$22,800.
- Building Painting: waiting on more estimates and concrete restoration. This is scheduled for 2023.
- Brett advised to get quotes for Bocce Court restoration.

Meeting was adjourned at 11:30 am

Respectfully submitted:

Jenny Stamper, Secretary, GWE