Spyglass Landing Condominium Association, Inc.

Homeowners Forum Meeting

Ventress Memorial Library

Marshfield, MA 02050

Friday, February 12, 2016

Call To Order:

Board Present: Joe Wolfe, Jack Prendergast, Marcia Walsh( call in), Joan Cooley(call in)

Quorum- N/A

The Board informed the Homeowners that the preliminary 2015 financial results were done and we expect to have the final results on Monday

Jack Prendergast talked about the transition and that all the money was moved over into new accounts from Empire.

Currently Insurance is running over budget as is the WWTP electric bills. Repairs are under budget. Right now we are showing a profit of 2.9K.

Next the Board talked about the Tomaasi contract which was for 3 years for the same price as last year. Last year’s issues were worked out and they have promised more monitoring this coming year.

An update was given on the WWTP transfer. Jon Hobel notified us that he is going to Boston next week to release the paperwork so the transition can go forward. The environmental fee of $8,230.00 was accrued in December of 2015. The Board intends to do the highest priority concrete repairs first. We will look at grading issues in the spring.

Don Springhetti spoke regarding the drainage report and study done by some residents.

By-laws require full replacement costs for insurance. We are having an evaluation done by an expert in the field.

A reserve study is planned for 2017.The Board talked about the Mass Save program for energy efficiencies that will be available to residents.

The Board will continue to network with other communities in Marshfield.

The Board spoke briefly about the trash program. There was some confusion in the beginning but now we are one of the best neighborhoods with adhering to the rules.

The Board spoke about the snow removal vendor. We were with Ground Effects for 10 years and we were paying too much. Over the 10 years they made out on the contract. We started in April to find the best snow contract. We went with Taylor Lumber who gave us a base price of $35K and a per inch price of 550. We had a rocky start but they will come and fix anything that goes wrong. It will be a 3 year contract. For emergency snow issues homeowners should call Matt at 781-831-3745.

The Board talked about the Spyglass website. We are trying to have all documents in one place for easy access and continuity. We are making the site more user friendly. A request was made to mail the full year rubbish schedule to homeowners with no internet access.

Jack Prendergast and Joe Wolfe met with Arbor to go over their accounting methods. They are on a cash basis. The Board is trying to look at cost categories to better manage the budget.

The management report that Arbor gives to the Board each month will be published on the website going forward. Homeowners questioned if there were items on a list and does it say why something doesn’t get done? Does it give the status of items?

Homeowners also asked about the reserves. They were wondering if the total was broken down into each account and do we have a list. The Board does not have the total separated out into each account. There were several questions on the amount of the WWTP reserves.

A request was made to have Arbor come to the next meeting and tell us how we are doing. This is something that will be done at the annual meeting.

A homeowner wanted to know if Arbor could arrange for discount pricing on having vents cleaned.

Dick Power brought up a issue that the Bylaws are filed but not the rules and regulations. He suggested we check which ones did get filed in error.

.Meeting was adjourned.

Respectfully Submitted,

Marcia Walsh