Jay: Building entrance keys distributed throughout the property each mid rise unit was provided with 2 keys and every townhouse was given 1. More keys are available for those unit owners that need them, call me and we’ll arrange for more keys.

John: Jay: Were they put in the units?

Jay: They were put in the units on the kitchen counter, side tables if you have a side table in the entrance door.

John: I have a silly question, the new keys are in the unit, how does one get into the unit to get the keys?

Jay: Through the garage, the garage doors, some owners original keys wont be effected at all. We changed the cylinders in a few buildings, you can always get in through the garage those of you who have your cell phone programed to the door you can just call yourself, press 9 and the door will open.

John: Thank You

Jay: Your Welcome, We are awaiting preliminary pricing for the certified arborist for a plan to prune remove and plant new vegetation around the property. We have a second meeting with them this week with the arborist, and ill have a report on that at the next meeting. Let me see here, we plan to replace the old metal corrugated sub venting at the restaurant and pool with new material that’s the same material at the entrance of the town homes the Azek plastic material and it won’t ever get that disgusting rusty look and also the lighting will be updated at the restaurant at the same time. We are moving forward with the plan for replacing the entry pedestals as well forgot to put that back in. Units for sale there is 1 unit on the market currently unit 510 and you’ve seen the potential projects list that’s in the board packet that’s available on the website as well for anyone that wants to look at it. We have some owner correspondence, the letter from unit 343 discussing electric usage in the common areas, I tried to contact the correct department at Eversource to see if they can come out and place meters in the individual parking spaces, they have not gotten back to me yet, they are trying to get the right person out here. I still think it’s a better option to assess an additional charge to every owner with an electric or hybrid vehicle. An example if you drive 1183 miles a year with an electric vehicle, that’s about 394 kw in that time frame and using the US household average from June 2022 at .15 cents per kw it would cost $59 a month to charge and electric vehicles. The thing we have to think about is a lot of these electric vehicles are here only for a weekend, they are not here all summer long. Were just going to have to come up with some kind of plan to assess owners with the correct amount of money, still working on that and still thinking about that.

Bob: Jay, on the kilowatt hours, our rate is .32 cents per kilowatt hour where did you get the .15 cents?

Jay: This was the latest data I could get from June, and yes again we have to address variations.

Bob: And that does not include the projected 64% increase.

Jay: That’s correct.

Bob: Ok

Jay: We have some ARC forms to approve, Unit 142 has an ARC form to remodel bathrooms, Unit 432 has an Arc form to remodel guest bathroom, Unit 614 wants to install a heat pump, I got another one yesterday from unit 413 they want to place sliders in the bedrooms and do a few other things and replace some windows in the living room, so those are the 4 arc forms for this period.

Board Approves Arc forms

Jay: Ok were at that point where any owners that have comments or questions are welcome to so please just unmute your mic when you ask the question then re-mute your mic after the answer please. Do we have any questions from owners or comments?

Kim D : Good morning this is Kim D, Hi Jay, When you do the entry pedestals are you going to be changing the flooring that’s there the rug type of thing.

Jay: We thought we would put that in your unit entrance \*laughs from Kim, Jay, Others\* Those vestibules will be reconfigured and that rug will go away yes. We have not decided what we are going to put there but that will go away yes.

Kim D: Ok Great thanks Jay.

Jay: Any other questions or comments.

Elaine: Yes Jay I have a question, good morning everyone, I have a question about the keys to all of the lobbies, and I am not familiar with this or have done it. In the summer I do not know how many rentals are here with people who aren’t familiar with other people is that a problem that renters with the keys and other lobbies.

Jay: We do a background check on every renter, they have to pass a full background check, and as long as the pass that background check it will be the same as inviting a member of your family. For the month that they are here, they have access to the keys and all of the facilities, but it shouldn’t be a problem.

Elaine: I’m just thinking that they have access to all of the front doors of everybody’s units, but I guess I never felt that, well I knew you had it covered just a question.

Martha: You raise a good point Elaine and obviously for renters that they don’t need to know that their key works for every building, just the keys to your building we don’t have to advertise that, we have not had any issues in the past, typically renters come back here year after year.

Elaine: Ya I figured as much.

Jay: Anyone else? Hearing nothing Martha I think were wrapped up here.

Martha: Yup, vote to approve the actions of the board between meetings?

Approved and Second

Vote to Adjourn Approved.