

Southwyck Community Association
Minutes, Board of Directors Meeting
March 5, 2026

A regular meeting of the Southwyck Community Association Board of Directors was held on March 5, 2026, via videoconference. Board members present: John Fisher, Helen Bilyeu, Kevin Shaw, and Rick Nelson. Others: Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30 pm.

Homeowner Input: none

Contractor Discussion, Lake Park Pavilion: Mercedes Olivares of Odyssey Roofing and Construction joined to meeting to discuss options for repair/remodeling of the Lake Park pavilions. Mr. Olivares discussed the need to level up the brick flooring before installing an overlay. Stairs could be painted to match the brick pattern. The overlay is probably a little more than 3/8" thick. Board members asked if he could match the color and pattern of the existing red brick. The overlay lifespan is estimated at 10-15 years. Discussion followed concerning damaged vinyl siding, gutters, and dead crepe myrtles. They would like to replace the vinyl with either 1x6 ship lap or with 4x8 smooth hardi siding. The brick columns seem to be ok, but we are not sure what is inside the columns. The brick overlay needs to be re-sealed periodically, probably about every 3 years. Do not use high pressure Power washing. – just a garden hose with a nozzle. Board members asked for an estimate for the pavilion and discussed potential cost to rip up and pour a slab. Discussion followed about a potential site meeting. Bids will be requested to fill all concrete seams.

Secretary's Report: The February meeting minutes were reviewed and approved by motion made, seconded, and passed.

Treasurer's Report: The January financial reports were reviewed. New CDs will be purchased. A motion to accept the January report was made, seconded, and passed.

Business *Park Furnishings* Board members reviewed pricing for new park bench swings. Shipping is free during March. Trash cans are \$1750 each. A motion was made to purchase 4 new cans, and to purchase 4 swings. The equipment will be shipped to the installer. 2 dogipot replacements cans will be ordered. The motion was seconded and passed.

Resignation -Ms. Bilyeu has resigned effective March 31st. A notice will be made that the Board is looking to appoint a replacement to fill her remaining 1 year term. The position will be up for election in 2027. She volunteered to continue to run the web site.

Members moved to Executive Session. One account was approved for foreclosure.

There being no further business, the meeting was adjourned at 8:24 pm.

Respectfully submitted,

Kathy Dooley, Recording Secretary