Spyglass Landing Condominium Association, Inc.

Board of Directors Meeting

Arbor Management Company Inc.

One Snow Road,Second Floor, Marshfield, MA 02050

Wednesday June 15, 2016

Call To Order: 10 a.m.

Board Present: Joe Wolfe, Jack Prendergast, Marcia Walsh, Joan Cooley, Tim Riordan

Management: Genie Kennedy, President, Jim Afanasiw, Maintenance Coordinator, James Roberts, Property Manager

Quorum- Quorum Present

Approval of May 18, 2016 minutes, Minutes approved.

Roofing Repairs are complete according to Arbor. The 2005 door colors are Wheat and Clay and can be mixed by Sherwin Williams.

The Board voted 3-2 to not publish the spring walk-around list on the website. A painting vendor for the painting jobs is being determinedThe Board reiterated that all jobs need unit owner notification prior to work beginning.

A vendor has been determined for the iron railings. These will be sanded, primed, and painted. . Homeowners will call and set up their appointments to have the work done for a set price.

It was decided to do an epoxy fix on 41 Spyglass. Arbor will get two quotes and check that it is installed by the manufacturers.

The Board voted 5-0 to approve doing the plant replacements as specified by the Landscape Committee. This will cost $2,475.00 from plant replacement budget line and $3,400.00 from Long term reserves. The Board is setting up a meeting with the Landscape Committee to review the items on this list.

It was learned that shrub pruning was not included in the landscaping contract this year. The Board was under the impression it was since we specified we wanted everything we had last year. Tim will work on a quote for this from Tomasi.

Joe Wolf will email the auditor Tim Davies to get a final copy of the auditors review for our next meeting.

Arbor will review the results of the grinding test done on 1 Spyglass Landing Drive to determine if this will work for some of the concrete repairs.

The Board asked for a status update on the deck staining at 6 Spyglass Landing Drive.

The Elks have been paid a deposit for the annual meeting hall rental.

Meeting was adjourned at 12:00 p.m.