

QUEENS GRANT REC OCTOBER 6, 2021 BOARD MEETING MINUTES

Members present: Jim, Bill, Victor, Sallie, Ruby, Daphne, Ron

Jim called the Zoom meeting to order at 7:00 p.m. Upon motion by Jim and second by Bill, the minutes of the prior meeting were unanimously approved.

Victor advised that after the email packet on the upcoming annual owners meeting went out, he heard from a few owners who are interested in having a special assessment to cover the expenses for asset repairs which put us over budget the last couple years, which expenses were taken from reserves; such assessment would enable the regular assessments/dues to be set lower than the amount the Board has proposed in the packet, but would still allow reserve replenishment. The members discussed the facts that a special assessment requires approval by 2/3 of the owners, whereas the budget for regular assessment/dues requires approval by a majority of a quorum, and there is very little time to comply with requirements for proposing it at the scheduled meeting. After further discussion, Victor made a motion that the Board offer another option for the budget if 2/3 of the owners responding to a survey prefer the assessment option; the survey will offer Option A: \$1000 assessment and quarterly dues of \$1,072 and Option B: quarterly dues of \$1,250 with no assessment; because of time constraints, the survey will go out ASAP and responses will be due by 5:00 pm Friday, 10/8. Ron seconded the motion, and it passed 5-1, with the President not voting and Bill voting against the option.

Jim advised that it looks like the pool repair may cost significantly less than the first estimate. Victor stated that he is working on some other possible savings to discuss at our next meetings.

Ruby moved to amend the notice provision of our policy regarding fines and suspension of privileges from one week to ten (10) days; Sallie seconded, and the motion passed without opposition.

Sallie moved to adjourn, Daphne seconded, and the meeting concluded at 8:27.

Respectfully submitted,

Ruby Bullard

Secretary