

## Minutes - Queens Grant Soundside Board Meeting

February 15, 2021

- Call to order @ 7:34 pm
- Quorum established
  - Sallie, Jeremy, Andrea, Bill C., Jay, (Bill M. guest)
- Previous Business –
  - Jan board meeting minutes approval - Motion by Jay, Second by Bill C. - In favor – All.
  - Update on Meter box replacement – Jeremy will follow-up with Stanley to ensure supplies for swap out to commence next week. Jeremy will send follow-up email when confirmed.
  - Insurance – Group discussed the new rate that is a reduction of the projected increase. The savings will be put into reserve (as the higher increase was budgeted into new year's budget already).
  - Financials – Group discussed late fees, who is in arrears and how to possibly improve payment timeliness. Bill C. will follow-up with Tina (Premier) on Insurance expense brought up by Bill M. "auto-owners insurance", research proved that charge is for day docks. Should be Rec responsibility and will work with Tina to get it vectored correctly.
  - Cable/Internet – 18 Feb per Premier is on track to switch to group cable/internet run thru HOA. Andrea asked via email how new folks will get setup, Tina responded that Spectrum will send (mail) equipment needed or can be picked up for new customers. Group recommended that Andrea purchase her own router, but get the modem from Spectrum as that seems to be the best way to set it up for most.
  - Greenhill outstanding work – 1 exterior project, 1 interior project to be completed. All claims have been submitted per Rhamy.
  - ARC Request from MFH unit 8G for propane tank placement. The owner already installed the tank. Long discussion on standards as a result of the exhaust piping the owner also installed that is unsightly and not uniform. Sallie will send an email to the owners to rectify with framing, concealment.
- New Business –
  - Landscaping – The group discussed Incredible Lawns email. 1. Erosion along seawall – Sallie will bring up to Rec board for long term solution that may involve seawall maintenance. 2. Shrub pruning – there will be some major pruning which may look unsightly at first since they will trim the bushes back, he just wanted board coverage. Jay requested that the bushes along his carport be trimmed down. Sallie mentioned trimming down to the stumps to allow regrowth, but keeping them in place. Jay makes motion to approve the hard pruning, Bill C. second. All in favor. 3. Block edge recommendation – Group discussed options of river rock to replace mulch. Also consider the water runoff and ensuring the water can go to the water retention pond unimpeded. 4. Gravel in owner's driveway – Sallie reinforced this is not the responsibility of the association, but owners. Jay asked if the concrete grating can be changed in his driveway. 5.

Batteries for irrigation nodes – Group proposed we buy the batteries to supply, then have Jeremy motion to purchase 9-volt batteries, Bill C second. All in favor. Jeremy will buy and provide to Abraham and request reimbursement of batteries by HOA. Palm tree for 966B will be included in this year's work, need to follow-up (Jeremy will do the follow-up).

- Historical Tower discussion – Sallie discussed deed to determine ownership since Kim Quinn is attempting to “sign over” the tower to the historical society. Charles (the lawyer) is reviewing the situation and documentation. More to follow once he replies, and determine next step(s).
  - Sallie asked that we all become more aware of the 2017 changes doc that describes what the association is responsible for or not. Basically, association is responsible for: roofs, sidings, gutters, soffits. This awareness will assist in having answers for owners as to what needs to be handled by the board or owner more quickly, directly.
- Adjourn
    - Jeremy motion to adjourn, Bill C second. Sallie closed the meeting @ 9:05 pm.