

# Minutes - Queens Grant Soundside Board Meeting

March 15, 2021

- Call to order @ 7:33 pm
- Quorum established
  - Attendees: Sallie, Jeremy, Andrea, Bill C., Jay, (Bill M. guest). Not in attendance Hugh.
- Previous Business –
  - Feb board meeting minutes approval - Motion by Bill C, Second by Jay. - In favor – All.
  - Update on Meter box replacement – Building 1 done. Building 8 is scheduled now on 30-31 Mar.
  - Incredible Lawns – Jeremy to request Monkey Grass in Landscape area by retention pond at entrance. 966B Tower Ct palm tree will be installed on/about 20 Mar, prior to mulch. Hard pruning was completed last week, it looks good.
  - Financials – Bill C recapped late dues, only 1 over 30 days, a few less than 30. Invoice for MFH units coordinated and he understands now why it was paid the way it was. Work was delayed due to a miscommunication in Oct by the Community Manager and vendor.
  - Historical Tower update – Sallie discussed the latest on this – No update really. Lawyer still working the ownership of the tower as the deed is not in Kim Quinn's company name (any of them). More to Follow as we wait on Kim to supply proper deed to determine the way ahead.
  - Spectrum cable box roundup discussion. Only have 52 of 140 (per Spectrum count). Sallie stated that we will turn in all we can from Soundside and then deal with any bill or ramifications.
  - ARC request – Numbering on MFH (building 1). Sallie suggests the example of how Observation units have them (without garage) and numbering along the vertical piling. Jeremy to ask Beachside Builders where they procure the numbers they install on Observation.
- New Business –
  - Jeremy requests No Parking signs and posts. Jeremy made a motion to order 15 No Parking signs to install in grassy areas to prevent parking. Bill C second. All in favor. Bill M suggested that more parking be created around Observation or other areas, others agreed. Considering waste water treatment permit. Bill C will email the State POC for Waste Water permit to determine. More to follow
  - Bill C brought up the WWTP future considering the town discussions and their recent town meeting that stated they are considering partnering with QG and Serenity Point to pump cleaned water to drain in drip field. More to follow
  - Jeremy brought up past issue of gutter drain problem at 960B Tower. He researched it and deemed it to be as a result of work done by Beachside Builders when they built the ground level deck. The deck pushed the ground pipe further into the ground and away from the downspout, they recognized this and installed black taping to fill the 2-3" gap. The tape has now come loose and results in water spewing out forcefully onto the ground and washing it out. Board discussed

this and feels the contractor should repair the issue, not the Board. Bill C will correspond with 960B owners.

- Adjourn
  - Bill C motion to adjourn, Jeremy second. Sallie closed the meeting @ 8:18 pm.