

Minutes - Queens Grant Soundside Board Meeting

April 19, 2021

- Call to order @ 7:33 pm
- Quorum established
 - Attendees: Sallie, Jeremy, Andrea, Bill C. Not in attendance Jay. Hugh has resigned via email to Sallie effective 656pm today.
- Previous Business –
 - Mar board meeting minutes approval - Motion by Bill C, Second by Andrea. - In favor – All.
 - 960B Tower Ct gutter has been repaired the gutter and ground washout. Jeremy to check after rain to see if that solved the issue completely.
 - Incredible Lawns – monkey grass installed at end of Tower. 966B Tower Ct palm tree was installed.
 - ARC request – Numbering on MFH (building 1). Jeremy to ask Beachside Builders where they procure the numbers they install on Observation. Then procure and install on behalf of owners.
- New Business –
 - Incredible Lawns – mulch is done, Sprinklers have been troubleshot, new batteries installed, and Incredible will give us a list of all known issues that require some work with quote for vote. Sod work (where town crane work has damaged) on end of Observation will be done next week.
 - No Parking signs have been paid for by Jeremy (reimbursement submitted). Signs to be picked up this week, and installed in various locations next week.
 - Bill Cilento briefed more parking option – Need engineering plan drawn up and soil samples done to ask for permit to increase spaces. Sallie asked for a note list to be included in a message to the soundside/community (involves redrawing of storm water runoff – not in our name, requires soil samples and costly setup).
 - Financials – Bill C nobody overdue now. Premier seems to be handling payments properly.
 - Spectrum discussion on some bills. Bill C to check with Premier as to whether the old DTAs are being charged to soundside. Spectrum cable box roundup discussion. Only have 60 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.
 - Historical Tower update – Sallie shared latest email from Charles (attorney). Gary Ange supplied the deed and their attorney's opinion. Bill C reviewed and discussed the contents making a point that the R&Q attorney reflects that the tower is really not a "unit" (no parking). Not sure that R&Q actually owns the property. Bill C to discuss the topic with Charles for clear way ahead hopefully. Bill C to make list of stipulation items for acceptance of lot A (historical tower) to historical society. Too expensive for Charles to keep researching and guiding. Gary got a lawyer's opinion of title but that is not clear.
 - Damage to 968B & A exhaust fan areas. Front bedroom in 968B has lots of water damage in the front bedroom. Sallie will get a hold of Rhamy to address.
- Adjourn

- Bill C motion to adjourn, Jeremy second. Sallie closed the meeting @ 8:50 pm.