

Minutes - Queens Grant Soundside Board Meeting

Aug 23, 2021

- Call to order @ 7:34 pm
- Quorum established
 - Attendees: Sallie, Jeremy, Andrea, Bill C. 2 vacancies.
- Previous Business –
 - Jul board meeting minutes approval – Motion by Bill C., Second by Andrea - In favor – All.
 - Andrea nominates Hannah Johnson at 953F. Bill C. seconds. All in favor.
 - Incredible Lawns update – Jeremy spoke to Abraham about getting beautification project going to spruce up with Verbeena and Lantana and Ice plants or feasible substitutes. Received new contract figure for next year. Sallie suggests \$35k to be the budget. Andrea motions to approve the contract amount, second by Hannah. All in favor.
 - Bill C to update vendor list provided by Premier Management.
 - Lettering on MFH (building 1 & 8) installed last month. Numbers were not correct from the vendor so Jaxson Signs was making new ones. Pending new numbers being available. Then will be installed by Jeremy next month.
 - Financials –Bill C gave update, nobody more than 30 days past due.
 - Sallie wants to setup a meeting dedicated to '22 budget numbers in the coming weeks. Need to get '22 budget, new board positions, and annual packets. Voting packets must be mailed to members at least 10 days (not more than 50) in advance of the meeting for owner/member consideration. Tentative date 6 Nov 10 am to accommodate all schedules.
 - Sallie wants these subjects addressed - MFH deck, stairs to have assessment or borrow from reserves. Checked reserve balance of @\$72k
 - Discussion from Bill C and the group to reconsider insurance options for next year, may be smart to shop it around instead of going with Zach out of habit.
 - COVID protocol – have to ask lawyer what options we have.
 - Board decided to invite owners with chairs and avoid renting chairs.
 - Roof Leak project in Bldg 1 (Matthews' ceiling) invoice received and paid. Project complete.
 - 968B Greenhill project. Greenhill has considered it complete. Table this until brought up by home owner if any issues.
 - Historical Tower update – **Bill C to provide update in the next week or so** Bill C will go to Chicago Title to determine title status at \$300-500. Sallie stated Kim said he is not going to pursue transfer at this point.
 - Jeremy called contractor (All Seasons Roofing) to get chimney cover back up on bldg 1. TS Elsa caused it to blow off. Should be setup this coming week per the company. Jeremy has to repair the chimney cover for it to be mountable.
- New Business –
 - Appointed new Board member. Board decided to fill 1 vacancy.

- Sallie shared a request by 956B unit to have a deck board repaired on the rear stairs of that unit as the board came off this past weekend.
 - Jeremy to setup 3 quotes for MFH unit decks. Then share with the Board.
 - Resort fee for discussion, decide to include this on the annual packet or voted by the SS Board. Other communities like ours use such a fee to offset costs. Andrea to create an intro paragraph to setup the proposal to the owners.
- Adjourn
 - Bill C motion to adjourn, Jeremy second. Sallie closed the meeting @ 8:32 pm.