

Minutes - Queens Grant Soundside Board Meeting

Oct 18, 2021

- Call to order @ 7:32 pm
- Quorum established
 - Attendees: Sallie, Jeremy, Bill C, Hannah. Absent – Andrea. 1 vacancy.
- Previous Business –
 - Sep board meeting minutes approval – Motion by Bill C., Second by Hannah - In favor – All.
 - Incredible Lawns update –
 - Beautification Project being done this coming week for this year. Fall cleanup is starting this week.
 - Numbers for MFH (building 1 & 8) are installed.
 - Contractor list update status is still pending. Bill C requested info from Zach on flood insurance contacts to finalize the list Sallie requested.
 - Financials –Bill C gave update, nobody more than 30 days past due.
 - '22 budget discussion
 - Open Seat was announced, one name was given for nomination – Adam Burnhams. Bill C will be running unopposed (as of now).
 - We went over budget numbers as currently presented in the budget Excel workbook. Motion to approve as presented by Bill C, second by Jeremy. All in favor.
 - '22 budget to present to the members for vote at annual meeting on 6 Nov. To be included in the annual packet. Sallie will email the board-confirmed order of the annual packet to Derek at PMC for printing and mailing to all SS owners.
 - Annual Meeting coordinations
 - Board decided to invite owners with chairs to avoid renting them.
 - Highland Roofing to get new chimney cover back up on bldg 1 and get quote taken care to fix both roofs. All board members had approved this via email this past week. Cost is less than \$5900 to get both roofs repaired after the inspection Highland Roofing performed.
 - Resort Fee – Charles was asked but has not given a clear read on how to get the fee established. Sallie asked the Board when, how we want to present to the owners. We clarified that creating a different class, setup different account, and how to collect this from various sources. Purpose is to grow reserve so it must be a “resort fee” to cover capital improvements or lower overall dues (if possible) on the SS later.
 - Jeremy briefed that the power washing is scheduled to begin last week of Oct thru Nov 4th around Tower Ct.
 - Light Trespass – frosted glass panels were installed. It has reduced the light effects.
 - Stairs/Decks for bldgs 1 & 8 are again at an unsafe condition. Board discussed options to get the owners in agreement to get the vote to pass the special assessment, requires 2/3 vote of all owners to be assessed special. Two quotes

have been received. Still awaiting one other to compare at least 3 before presenting such options to the MFH owners.

- New Business –
 - Meredith's identified last week that front landing rook leak is causing damage in their house. Pictures were emailed. 966B water leak along front roof line and front door landing. Highland Roofing will be out Tue or Wed to seal the leak. Bill C asked how the interior work gets setup to repair the leak. Jeremy will call to setup a vendor to give a quote and hope to get the work done momentarily.
- Adjourn
 - Bill C motion to adjourn, Hannah second. Sallie closed the meeting @ 8:54 pm.