**Minutes Queens Grant Soundside HOA Board Meeting**

**January 17th 2022**

**Attendees :** Bill , Sallie, Jeremy , Adam

Call to Order 7.11 Quorum established

**Previous Business**

Approval of December Minutes – Bill Called motion to Approve, Jeremy Seconded - All In Favor

**Deck/Stair pricing update /special meeting**

– still awaiting a revised quote, looking at different options to reduce scope based on the condition, Special meeting to roll out the updated quote and plan will be arranged once latest estimate is received – Jeremy is waiting on the contractor . Once the quote and timing has been received Board to put the plan together for meeting.

**Incredible Lawns update/Filter fabric for seawall**

* No response yet, still waiting on response from Incredible lawns

**Contractor list update**

* Ongoing

**Insurance update**

* Insurance company updates expected mid-month where they will provide comparisons , will need information on Bldgs 1 & 8 . Plan do to a group policy in 2022 . Wind driven rain is included due to size of policy, this must be kept in future.

**Financials**

* Only one account outstanding at this time .
* Termite inspections were $120 not $100 ( cancelled for 2022)

**Resort Fee**

* Desire is to push through Rec board as this is where management of the amenities lie

**Ant problem follow up**

* Will be done Mid-March – which is best timing for treatment ( 2 x per year )

**Remove power washing as HOA Responsibility**

* Discussion on moving responsibility from HOA to Individual homeowners (current cots $7,000) Bill called motion to approve moving Power Washing responsibility to homeowners in 2023 – Jeremy Seconded – All Approved

**Rewrite Corp Documents**

* Discussion on how complex the corporate documents are and the need to be written and contemporized (potentially with an easy to understand summary ) . This can be dealt with when a new attorney is found – attorney interviews to be held , in addition Vikki to be contacted to try to identify more contemporary Corporate documents form other HOA’s. A

**Other business**

* Currently one open board seat, preference is to have a representative from Building 1 or 8, Bumblebee/Observation . Action all to reach out to find a volunteer.

Motion to Adjourn @ 8:18 by Bill, seconded by Jeremy .

Meeting Adjourned @ 8.18 PM.