**Minutes Queens Grant Soundside, HOA Board Meeting**

 May 9, 2022

Attendees – Bill Cilento (Chair) ,Vikki Rehak (premier) , Sallie Dickinson (president) , Adam Burnhams (Secretary) , Andrea (VP)

Quorum Established and meeting called to order !9:06

Guest : Bill Mclean

Guest Session - Bull has 5 things he wants to go over

1.Curious about Amenity Fee and progress – Bill was informed that this better handled by the Rec HOA

2.Surplus Funds – What is Going on with Surplus Funds As compared to state law :

- Trying to work out the right way to manage this – hope to solve in the next few weeks

- Board is 100% aware and is working with Premier & Accountants

Q- Is the board planning on crediting back any surplus funds

* Board hasn’t discussed and/or voted

Q- Wht is the timeline

* Cant Prmise depends on many factors

3. Declaration of Damage caused by Vendor(s) reported last year

Q- When should board step in and male repair

* Depends on degree of repair and cost/Return

Bill also complained about mulch and feels he is being disrespected and personally attacked – as his issues have not been addressed

* A categorically No!! response to this

4. Insurance

- Decks for Building 1&8 - quotes have doubled in time period - why ?

Insurance covers replacement costs , Insurance Agent determined these costs after a site inspection

* The board will have a discussion at a future board meeting in Insurance ( Agents)

Bill Mclean Left The Meeting , he requested to stay but was informed that this meeting is an executive Board meeting

**Previous Business**

Approval of January Minutes - Bill called motion to approve . Adam seconded, all in favor

**Incredible Lawns**

* $4181 Charge for supply - what is this for? (Mulch – tbc)
* The Mulch around some areas is very thin and insubstantial
* Ant treatment doesn’t appear to have taken place

Vikki will discuss with Abraham the situation regarding Mulch and Ants

**Contractor List Update**

* Updated , Bill will put on google drive

**Insurance Agent**

* Discuss in Augusts meeting the possibilities of a new Agent, Insurance companies wont bid on the policies until 60- Days out- Dec 1 to bid on the policy

**Flood Insurance**

* Switch to Individual homeowners policies January 1 2023
* Vikki to check if Condos need to have
* Will send email out to vote/inform

**Painting**

* Bill to follow up with Jeremy

**Financials**

* IN good shape, 2 outstanding invoices – Vikki will contact them
* Good on reserves – (check on law)

**Future Meetings**

* Proposal is that every board meeting now quarterly is an executive meeting
* If requested Gusts can have 15-20 minutes before the meeting starts ( as per Bill Mclean today) to address the board
* Bill called a Motion that all meetings are quarterly and are executive , Andrea seconded , all in favor

**Corporate Documents**

* A review was made by Ellen and the cost to rewrite would be prohibitive
* There is now a house bill that has been signed into law can be virtual /electronic
* For every legal discussion that we have do we incur a fee?
* Believe that Premier covers it – Vikki will check

One action – check Bill McLean’s email re the State Law (Sallie)

Bill called Motion to adjourn at 20:30 , seconded by Adam

**Meeting Adjourned at 20:30**