

Minutes Queens Grant Soundside HOA Board Meeting

September 20th 2022

Attendees : Bill Cilento , Sallie Dickinson – President , Adam Burnhams – Secretary , Andrea

Call to Order 7.32 Quorum established

Previous Business

Approval of August Minutes – Bill Called motion to Approve, Adam Seconded - All In Favor

Annual General Meeting

Proposed dates were discussed and the date that seemed most favorable was Oct 22 and to hold the Soundside HOA immediately after the Rec Board AGM @ the Breezeway . Bill will contact the Breezeway to see if they have availability from 1.30 pm onwards (Rec meeting 12-1)

Bill will send confirmation email to the board when availability is confirmed

Bill called a motion to approve that the Soundside Annual meeting will be held (Including a Zoom link) on October 22nd at 1.30 Pm – Adam Seconded – All in Favor

2023 Budget

Bill presented in Detail proposal for 2023 budget highlighting the areas where costs have gone up, down and services discontinued for 2023. Also included was a proposal for the reserves to be set as per the reserve study dictates.

In addition a project is underway with Premier management (accounting) on understanding the history of the current reserve situation with the goal to resolve distribution (if any) this is a lengthy process and will be messaged at the annual meeting.

Bill called a motion to approve the budget as it stands (including reserves as reserve study dictates) – Andrea seconded – all in Favor

Seawall/ Incredible lawn

Due to costs of other mitigation efforts the current proposal is to continue to backfill any holes as they appear

Communication from Homeowners is essential in this case to ensure that the problem does not get out of hand.

Insurance

Vicki has sent all of the Soundside information to potential new Insurance carrier(s)

Annual General Meeting

Agenda & Packet items

Sallie is putting together a packet of information for the meeting as well as detailing the Agenda , topics for discussion to include

- Stormwater permit changeover (progress)
- Removal of Power washing and termite inspection
- Building 1&8 Repairs
- “See something say something “
- Beautification project
- Seawall
- Incredible lawns update
- A highlight reel of all the positive things – eg Duplex Painting, Landscaping, Beautification , Insurance savings, Trim painting etc

Vicki will send the Proxy's

Motion was called to adjourn meeting by Bill and seconded by Andrea , all in favor

Meeting was adjourned at 08:50 PM