

QUEENS GRANT SOUNDSTIDE ASSOCIATION  
MONDAY, JANUARY 22, 2024 8:00 PM VIA ZOOM

PRESENT: BILL CILENTO, JEREMY LEMAIRE, BRUCE CABRAL, NORM GOLDBECH, ADAM BURNHAMS,VIKKI REHAK (PREMIER)

QUORUM ESTABLISHED AT 8:01 PM

PREVIOUS MEETING MINUTES WERE APPROVED. JEREMY MADE MOTION TO APPROVE AND ADAM SECONDED. VOTE PASSED 5-0

EXECUTIVE SESSION TO DISCUSS LEGAL MATTER

953-C HAS A LEAK THAT IS BELIEVED TO BE TIED TO DECKING/ROOF COMBO THAT IS PRESENT IN 953-C AND 953-D. FLORES AND FOLEY ENGINEERS OUT OF WILMINGTON PREPARED A REPORT AND OPTION TO FIX OR REPLACE THE MEMBRANE SYSTEM. MEMBRANE HAS FAILED. DISCUSSION ON WHICH AVENUE TO PERSUE. JEREMY MADE A MOTION TO REPLACE BOTH MEMBRANES AT ROUGHLY \$14K COST. MONEY WILL COME FROM TOWNHOME RESERVES. ADAM SECONDED. VOTE WAS 5-0 IN FAVOR.

MAINTENANCE PLAN DISCUSSED FOR ALL DECKING. FLORES AND FOLEY TO CONDUCT EXTERNAL EVALUATION OF ALL DECKING TO DETERMINE WHAT SAFETY ISSUES EXIST. DISTINCTION BETWEEN COSMETIC AND SAFETY ISSUES DISCUSSED. BOARDS WILL IS TO FIX ANY SAFETY ISSUE IMMEDIATELY. COSMETIC ISSUES SHOULD BE ADDRESSED IN REPLACEMENT.

JEREMY BROUGHT UP BEING EXTRA COMMUNICATIVE WITH ABRAHAM ABOUT THE GRASS CONDITION.

BRUCE BROUGHT UP TREMEDOUS AMOUNT OF DOG WASTE BY DAY DOCKS ON BOTH SIDES. DECIDED TO SEND AN EMAIL TO ALL OWNERS.

MEETING ADJOURNED AT 9:17 PM.