

Shearwater Condo Meeting Minutes

Tuesday, September 27, 2016 at 7:00 pm

BOARD:

Linda Bolling (presiding) (15A1)
Maryann Cummings (14B2)
Phil Meredith (1B2)
John Schaake (1A3)

ABSENT:

Eric Petterson (1B3)
Lynn Maichle (15B1)

ATTENDEES:

Theresa Wellman (6B1)	Lee Hobson (15A)
Cheri Hall (8A3)	Sharon Hobson (15A)
Scott Ligon (3A)	Cordy Richards (11A2)
Tina Ligon (3A)	Jean Watts (13B2)
Joy Ambrogio (15B2)	Rainette Bannon (4A2)
Pam Mantica (4B3)	

MMG & COMMITTEES:

Representing MMG: Natalie Collier
Marina: David Densmore (13A)
Pool: Tina Ligon (3A)

MEETING MINUTES:

1. Meeting was called to order by Linda Bolling at 7:00
2. President's report
 - As reported in the special condo meeting held Thursday, 9/8/16, the proposal to use a special assessment to pay back the reserve fund was defeated by the vote of owners. Many owners did not vote which in effect was a "no" vote.
3. Treasurer's Report
 - Income and expenditures are both in line with budget at this time.
 - We still need someone to join the Board as Treasurer.
4. Committee Reports
 - Lighting
Sharon Hobson reported that the committee has selected a potential contractor (Outdoor Illumination) and MMG will pursue a proposed scope for updated/modernized lighting in parking areas, in/on buildings, and in landscaping. Focus will be on security, safety, and aesthetics.
 - Marina
Dave Densmore reported that the marina will be winterized during the first week of November. Power washing of the decks will be scheduled in early spring.

Final design for the kayak storage facility has been completed. The permitting phase is ready to begin. **MOTION:** Maryann Cummings moved to proceed with the permit process. Seconded by J

Schaake. Unanimously approved. MMG was asked to proceed with obtaining final scope to present to contractors

- Pool

Tina Ligon reported that the pool was closed the weekend after Labor Day but the sun deck and grille are still available for use by residents. Pool furniture will be stored away on 10/1.

The pool will be open in 2017 from May 27-September 10. The cost (\$23,800) has been included in the current two year contract with Anchor.

5. Management report

Parking area: Natalie Collier reported that the parking area stops and re-surface project will be completed/updated during the next week. Current plan is for work on 9/30 and 10/4. Forecast heavy rains may postpone these dates. Residents will be given 24 hour notice of change in dates/times so they can move vehicles out of the work area.

Mailboxes: The new mailboxes will be installed during week October 12 over a five day period. Being coordinated with USPO. All residents should arrange to get their new keys if they did not pick them up earlier today from MMG.

Deck Closet Doors: Still awaiting bids for new deck closet doors.

6. Open Discussion

Electrical Boxes: An owner in Bldg 13 raised concerns about frequent power outages to her unit. MMG will get appropriate electrical expertise to assess not only this unit's issue but to do a general assessment of how many other units might have problems with panels, breakers, etc. Since these facilities may be getting quite aged, there is concern we may be confronting safety as well as reliability issues across the site.

Deck Sealant: J. Schaake will write a work order asking MMG to seek out solutions for improved sealants for exterior decks since we continue to experience mold, deterioration, etc despite power washing. This is a challenging problem due to availability of effective sealants that can be used in our waterfront location.

7. Adjournment

The meeting was adjourned at 8:20.

Recorder: P. Meredith

VOTES TAKEN BY EMAIL AFTER THE JULY MEETING:

7/29/16: **MOTION** by J.Schaake to accept the final version of the July condo meeting minutes; Second: E.Petterson ; Aye: L.Bolling, M.Cummins [Unanimous]. Minutes have been posted on the website.

8/17/16: **MOTION** by P.Meredith to ask MMG to get bids for the kayak rack & electrical work, and an estimate from T. Sullivan for oversight & permit; Second: E.Petterson; Aye: M.Cummins, J.Schaake, L.Bolling [Unanimous]