



SLCA Board Meeting Agenda

Monday Dec 16, 2019 5:30 PM @ #13-1 Bob Chorney

Call to Order: Bob Chorney, Chair

Attendance: Bob Chorney, Todd Vreeland, Joan Holcombe, Nancy Rosenthal (phone) , , Steve Perry, Evergreen Manager. Hunter Paye, Evergreen intern. Absent: Walt Wyland ; sent financial report

Motion, To approve minutes of previous November 2019 meeting: Passed unanimously

Open Forum: Owners comments or concerns: No owners present.

Finances / Treasurer's Report:

Evergreen SLCA financial reports: Finances are where we expect them at end of year. 4-5 owners generally behind payment of fees.

Monthly Fee collection is done by Evergreen; Board had discussion about Evergreen phoning those in the rears at day 15 past due, as well as consider late fees to be raised from \$15 to \$25. To be discussed again following report from Evergreen.

ACTION: Evergreen will report back in one day, regarding procedures, fee structure, and potential cost incurred for additional phone call service from Evergreen.

Treasurer's Report; Walt Wyland, see notes.

- **2020 Budget:** Approved, has been mailed out to all owners.
- Treasurer has reviewed the financials for November and these are his observations: November was quiet; we paid off some large invoices from summer work and the loan for the 35's roof.
- After the invoices paid, numbers for November have put us in a negative for the month by \$2913.00. This was expected.
- For the year we are at a surplus of 19210.00. Most of this is from painting account not used in 2019 (23500.00) If you add in the 3768 of dues in arrears we are short 522.00 on the annual budget.
- As far as the balance sheet, we discussed at the end of each month any funds left over that month will go into the short term reserve up to 10k. Anything over that will go into the long term fund.

\$133,204. All accounts

\$10,000. Operating fund

\$10,382. Dock deposits

\$112,822 All funds in reserve. (including the roof fund)

ACTION: Evergreen will follow up on late pay phone call procedures and cost incurred this week.

ACTION: CLOSE the Bar Harbor checking account \$998.

Condo Management: Evergreen contract expires Dec 31, 2019, time to renew. Contract will be presented possibly this week.

Insurance review / re-quote:

Goss-Logan (our current insurance co.)	\$18675
Essex Agency (Missy Luke) > Jan.	\$
Guaraldi Nationwide (Kathy Galluzzo)	\$13,249
Nancy Rosenthal is seeking a quote also.	\$

Projects:

A. Google Sheets Project List -has been created and in use: Ready for Board review, input, and updates (Google Drive, file can be accessed by any board member, as well as Steve Perry).

Owner Approved (October) Roofing: 5-year plan: 2 roofs per year / Assessment \$3500 per year x 5 years, 50% Due March 1 50% due Aug 1.

HP Roofing has provided a quote and contract for 2020. As we have two follow-up problems with work completed this past summer, concern was expressed regarding corrections, future oversight and prevention of future problems. 2020 Contract will not be signed until problems have been corrected and safeguards are in place. (Once contract is signed, initial 10% payment "Pronto" will be required to reserve our spot on their 2020 calendar.)

See following overview of issues remaining: **Building 43 and Building 45: INSULATING / ROOFING / NEW SKYLIGHTS:**

1) There is water dripping from condensation on a brand new skylight in #43-3 Betsey Child Jim Shibles.

Jeff Acker and Bob were on the roof Thursday. HP is modifying the interior trim today to try and stop this. It appears that it had not been trimmed correctly.

2) There is water dripping (seems like a leak) from just above a new skylight in #43-1 Sletten's unit. HP Roofing will be removing some shingles and flashing to investigate this week.

3) Bob has asked Aker to put the ladder up on #45 to check for condensation problems on those skylights too...

ACTION: B.Chorney will discuss seriousness of mistakes and corrections needed with HP Roofing. New contract will not be signed until resolved. Roof consultant will be informed.
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B. Building #47-1 new owners / repair requests: Most urgent:

- a. Yes on repairing a board on the deck, Todd Vreeland will ask Daniel Poljacik to take care of this. Daniel Poljacik is a local contractor who has provided his insurance and W-9 info.
- b. Hole in wall- Jim Shibles sheet rocked the hole in the wall, and Chorney will ask the owners to pay for that- because Shaker Landing was not informed of the problems, and it was not Shaker Landing who cut that hole in the wall in the first place. (Owner expense, not a Condo responsibility.)
- c. One skylight replacement / drywall repairs: Association will get it on the schedule for HP Roofing to work on it in ~ January weather permitting, and *Restorease* do the interior.

d. When the Kitchen was roofed a few years back and Kitchen skylights were deleted- They never let anyone inside for insulation and interior drywall. OK'd by Board to have Restoreaze or Daniel Poljacik do that: Owner has requested Jim Shibles do the work: requested an estimate from Jim.

e. Roof/bathroom vent will be inspected for cause of mildew.

ACTION: Evergreen will check on condition of attic over upstairs bath.

C. Grounds Maintenance: Teddy's Lawncare & Landscaping Services LLC, (603) 381-1685

>Crew seems to be doing a nice job.

> Bins and sticks for path markers have been placed near walkways; bins are filled with Manufactured Sand.

D. Site Lighting:

Replace photocell with TORK timer (building 35 utility room.)

Evergreen: schedule: Dec. 18.

E. Building #43-2 Ilene Venizelos, building drain problem> waste appeared in the same vanity sink again on Aug 9.

Also / report of "slow drainage" Betsey Child #43-3 Plumber Bud Pierce came in on Thursday Dec 5: On their recommendation, Beard Septic and Drain, was able to clear the issue. The plumber remarked that at least some of the cause is grease and coffee grounds being rinsed down the drain." A notice was sent to residents what is flushable. Problem solved.

ACTION: Nancy will draft letter for consideration regarding resident responsibility and cost to avoid clogging clean drains.

F, Building #45-1 Edwards: siding is rotten along bottom edge. Pricing 22'6" and 16' repairs (EVERGREEN: \$850.00) Done, with the exception of some bare wood needing touchup paint (bottom end of the battens.)

G. FALL MAINTENANCE:

Triplex: some heat tapes that aren't working (check and correct on #33, #35, #37)

ACTION: Bob Chorney / Todd Vreeland will check on tapes.

H. SLCA Pump Station maintenance:

Generator oil change, refill propane tank, test the dialer.

Bob Chorney will contact the generator company and get a quote, also check the tank and call Irving to refill.

Manhole: Document smell (location, date, time) if we ever notice it again, inform Jim Taylor @ Town of Enfield. .

I. Building #7-2: Kitchen Skylights replaced, interior finish work was never done. Schedule: Restoreaze: (BC reminded HP Roofing / Restoreaze 10/22, again Nov 12. Reminded Dec 9, Week of Dec. 16.

J. Building #33-3 Sandy Orr reports skylight leak in sunroom. HP Roofing has checked it.

BEST: REPLACE SKYLIGHT and roof that one section. Alternative: patch for the winter.

Status: Dec 9: "We have had no leaks so I think everything is OK. Orr's daughter will be checking in on condo over the winter and I have given her your name and Steve if there is a problem." Week of Dec. 16.

Postpone / prioritize: Tabled

TRIPLEX UTILITY ROOMS: Electrical Safety? Missing elec. covers etc. General clean out needed.
Tabled.

Kayak Racks: ~ 38 spaces. Approx. 6 or 8 hulls not identified, some still on the lawn. Carefully weed out unused / abandoned boat and alert all owners and tenants. (On Hold until Spring.)

#29-1 Howland: (original request May 10, 2018) Repair Drywall Cracks by the fireplace. Install new Kitchen Skylights. Remove and roof over a damaged skylight: We delayed this in November 2018, keep on the “pending” list.

#33-1 Mary Reynolds EVERGREEN quoted \$1500 to construct a 2 sided fence (BC > Photo to STEVE July 8, showed it to him Aug 1).
> Mary is going to pursue another quote for this, work on it in 2020. (Use Gray Plastic lattice for the top, less maintenance.)

#13-1 Skylight Leak @ kitchen, leaking has recurred past (3) winters. Siding> rotten board near front stairs, damaged clapboard also.

Tree Cutting requested by Andre Bakker near #33 (willing to sponsor the work.)
Which trees? Should a couple remain for appearance?

Hardscaping at mail kiosk? Paving? Brick? Stone? Packed surface like Bradford Lane?
Shaker Museum (Barn) recommends working with **STEVE PATTEN #252-7104 on roadways.**
Perhaps discuss with Trevor of Teddy's Lawn Care, he does landscape design.

Parking> Very little parking near #15, walkway is a long muddy alley.
> Need 4 or 5 parking spots, then possibly abandon the long walkway.
Tree and stump removal / grading / surfacing.
Design / Quote:

Next Meeting: January 20, 5:30 @ 37-1
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Agenda Items:

1. Potential newsletter
2. Mold issues- general response to owners from Board re. policy (Nancy , Bob C.)
3. Follow-up on ACTION steps above
4. Contract for new roof plan
5. Updates for Projects List (Google)- who, what, when?

Adjournment: Todd/Nancy 7:07,

Respectfully Submitted, Secretary, Joan Holcombe

Supporting Documentation:

**#47-1 Ceiling and wall damage underneath the skylight
(Wall has been repaired by new owner.)**



Excerpts from (2) Emails from Dave and Ellen Hornig Dec 7, 2019 about their new unit #47-1:



David Hornig

Sat, Dec 7, 7:28 AM

to me, ELLEN

Hi Bob,

It was great getting together with you and meeting other members of the board!

.....

The unit is officially owned by a small LLC that we created for the purpose, Metamorphic Landing.

.....we ask/hope/beg that the board will help us out by giving us quick response on the items that are on our critical path to restoration.

The immediate items are as follows. It would help us a lot if these could be done in December.

- Fix the hole in the back porch so that no workers are injured on the job.
- Insulate and cover the kitchen and bathroom ceiling where the three skylights that were deleted. This will allow us to paint and install new lighting.
- Visit the attic to determine whether the roof or bathroom vent (or what) is the source of the mildew in the master bathroom ceiling, discoloration of the master bedroom ceiling, and leaking along the lakeside floor line in the master bedroom. This will allow us to make progress on the bedroom update and bathroom remodel.
- Do something to the skylight in the back left bedroom (nearest to 47-3 and the road), even if it's a temporary tarp. The leaking (not to mention the stories of water coming through the electrical outlet) make it hard to get started on that room.

Coming up fairly soon:

- Replace the remaining three skylights. Step 1 would be to help us choose replacement skylights. We realize that this isn't likely to happen until spring, but having replacement skylights in hand would help us take advantage of a thaw or

early spring.

- Work with us to determine how to replace the kitchen greenhouse with a normal window (what are our constraints on windows and installation, what will the HOA take care of)
- Similarly for removal of the external mudroom and storage sheds

Hopefully by mid-summer, when we might dream of selling:

- Porch painting
- North-facing drip line solution

For all of the above we will to work with you to make sure that things get done in a way that is fair to all Shaker Landing residents.

At this point we have tabled the idea of fast-tracking building 47 for a new roof, but if the attic investigations show it to be a culprit in the master bedroom and bathroom problems then we may try to revive it.

Dave and Ellen

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Update on covering the insides of the already-deleted skylights: One option is for Jim Shibles to do it with his "handyman" hat on. (He's insured again now.) The HOA could hire him directly or we could ask him to do it and hand over the bill. Just a thought. We can work with the contractor of your choice if you would prefer.

Smaller update: Jim has already patched the missing drywall in the back left bedroom. We heard several stories about why the drywall was gone, but they all pointed to the leaking skylight, as did a visual inspection. Will we be reimbursed for that?

...

It stands to reason that these projects can't all get done quickly, due to the winter weather if nothing else. But it would help out our planning a great deal if we could get dates from the HOA on them. Can we work that out?

Thanks for your input, and best wishes for the holiday season,

Dave