



SLCA Board Meeting Agenda

Monday Feb 17, 2020 5:30 PM @ #13-1 Chorney

Call to Order: 5:37pm

Attendance: Robert Chorney, Todd Vreeland, Joan Holcombe, Steve Perry,

Absent: Nancy Rosenthal, Walt Wyland

Motion: To approve minutes of previous meeting: Minutes of January approved.

Open Forum: Owners comments or concerns: Michelle Jones reports carpenter ants in 35-3. Likely source is new load of firewood.

Action: Terro Outdoor Liquid Ant Bates- Steve Perry will call tenants in 35-3 to recommend for tenants to try.

Condo Management: Evergreen contract expired Dec 31, 2019, renewal contract 3 years 2020-2022:

- a. Reviewed contract with our revisions. Ready as modified to sign- 2020-22.
- b. Performance review with Steve Perry as our Manager: Suggested goals: 1. Timely follow-through and communication on needs/requests; 2. Timely preparation of expiring contracts; 3. Reciprocal communication of completed or delayed items.
- c. Contact notice will go out (EVERGREEN) with owners, re. March 1 Roof assessment of \$1750 and new rental or sales agreements for communication.

Finances / Treasurer's Report:

Evergreen SLCA financial reports:

- a. Bar Harbor loan account- closed. Financial Report still has remaining balance. Need to be looked at by Evergreen bookkeeping.
- b. CD's as they come up for renewal- discuss long term plan.
- c. Financial Report accepted, question on balance of Harbor Loan not consistent with closure. Steve will report back on status by Thursday, February 20.

Insurance review / requote: Our current insurance policy renews in March.

Comparison quotes: After review of 3 quotes, Board determined Guaraldi Nationwide to be our best option.

Goss-Logan (our current insurance- Union Mutual .) \$18675.-

Guaraldi Nationwide (Kathy Galluzzo) \$13,249.- <<< Best Rate Quote.

Motion: To move our insurance to Nationwide- Guaraldi, Passed unanimously.

ACTION: Steve will contact Nationwide and Goss Logan about change to Nationwide. By Thursday, Feb. 20, 2020.

Projects:

1. Google Docs for Project Management: is this our best option? Google Docs is cumbersome. > Is there a "calendar / timeline / project management template - or other better way of tracking things? Working List of open issues, then the completed projects noted and stored in chronological history.

Action: Steve will discuss additional options with one other manager and Evergreen re. tracking projects efficiently.

2. INSULATING / ROOFING / NEW SKYLIGHTS: (5-year plan 2020-2024 ; m2 roofs per year / Assessment \$3500 per year x 5 years) : 50% Due March 1 / 50% due Aug 1.

Contract with HP for Units 37 and 47 for 2020.

HP Roofing has provided a quote / contract for 2020. March 5 review of problem areas. : HAS NOT BEEN SIGNED YET. Waiting for corrections on #43 skylight issues and process for quality control.

3. Building 43 and Building 45: INSULATING / ROOFING / NEW SKYLIGHTS:

OPEN ITEM: Several skylight concerns- more condensation (#43-3, #43-1) Concern with trim installation too close to the glass (Dec 30 2019, HP has removed some trim.)

Velux has a field service consultation department, Bob Chorney / VELUX / HP Roofing field postponed visit March 5 due to weather.

Make sure all install details are correct on #43 and #45 (and #37 Joan Holcombe).

Results:

4. Maintenance:

Teddy's Lawncare & Landscaping Services LLC, (603) 381-1685

Drains are being kept open, plowing and road sanding has been very good, shoveling and walkway sanding also very good.

ACTION: Steve will REQUEST they clean a path to the dumpsters, and clear snow off recycle dumpsters so people can get the lid open. Please place a bin of traction sand over there too.

5. #45-1 Edwards: Siding/ skirt board rotten along bottom edge. Pricing 22'6" and 16' repairs (EVERGREEN: Done, except for some bare wood showing (battens) ; needs touch up paint.
> **Evergreen original quote of \$850. invoice \$ 2200; request to negotiate to \$1400?.**

6. Heat Tape is working on 47, not working on 37 or 33. (Bob) Needs replacement. Bob and Todd will continue replacing the next two. Heat Tape thermostats may help save power. Bob will inquire.

7. SLCA Pump Station maintenance: Generator oil change, clean radiator fins, clean out acorns etc. Bob Chorney has quotes from 2 generator companies.

8. #47-1 Skylight unit / ceiling damage / wall damage > drywall has been repaired by new owners.

Missing / broken deck board (length: 16' 2") > Daniel Poljacik

> @3 Deleted Skylights: **interior insulation and drywall** (To be done by Jim Shibles, \$600.-)

> 2 skylights in poor condition with new roofing in Summer 2020: Owners want to replace ASAP whether the

roof is being done or not.

>Upstairs bath / **bath vent** directed to soffit which must be rerouted outside (through the roof) (**Done**, owner had Evergreen do this.)

>**Entryway: flashing / siding / drainage concerns**- rip down and replace with peaked roof at entry, similar to other triplex: Board: discuss project scope, scheduling, financial responsibility.

Postpone / prioritize:

Sandy Orr #33-3 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. My daughter will be checking in on our home over the winter and I have given her your name and Steve if there is a problem."

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:

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

ACTION: Schedule for a volunteer weekend in March.
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Next meeting: Monday March 16, 2020.

New Item: Liability of Board Meetings at our Condo sights.

Adjournment 6:50pm

Respectfully Submitted, Joan Holcombe, Secretary