

South Shore II Annual Meeting Minutes, November 5, 2022

INTRODUCTION

The annual meeting was called to order by Board President, George Niles. The meeting was conducted via Zoom. Thirteen (13) units were represented in person and none (0) by proxy, therefore a quorum was declared.

MINUTES OF THE 2020 ANNUAL MEETING

Mr. Niles requested a motion to waive the reading of last year's meeting minutes. A motion was made and seconded; and passed by a unanimous vote of the members.

PROOF OF NOTICE

Mr. Niles requested a motion to waive the reading of the Annual Meeting Notice, which was mailed to all Unit Owners. A motion was made and seconded to waive the reading of the proof of notice for the Annual Meeting.

PRESIDENT'S REPORT

Mr. Niles presented the following President's Report:

I would first like to mention that this past year we lost two of our longtime residents. Jim Conway and Don Auty. I trust we all wish their families our sympathy and will remember both for their many contributions to this Association.

- **MEETINGS**

During the year the Board of Directors met formally on 5 occasions and informally (email, etc.) on a number of occasions discussing progress on various issues. We had our Open Director's Meeting in July.

- **PAINTING AND STAINING**

The Board continued the "stain where needed" approach and we stained selected walls at Units 1, 12, 13 and 14 plus other locations as needed. The upper and lower decks on Units 1 to 8 were also stained. Due to the weather and lack of workers, the work was not done until August and September. The Board will be meeting shortly to decide on which units need painting in 2023. We plan on staining all of the walkways from Unit 1 to 15 as well in 2023.

- **PARKING LOT**

Drainage during this past winter was better than in the past thanks to the work performed in 2021. But with the snow and ice it still will remain a problem.

- **FLOODING AT THE COURTYARD**

The Board met with our Landscaper to discuss the flooding and poor drainage at the courtyard. He submitted a proposal which was accepted, but work cannot start until the Spring of 2023.

South Shore II Annual Meeting Minutes, November 5, 2022

- **STRUCTURAL REPAIRS**

We finally found a contractor to undertake structural repairs; and, most of the work is currently beginning. We had two incidents of deck stairway deterioration at Units 6 and 8, our two oldest units, which were repaired promptly by our new contractor.

- **LANDSCAPING**

The test planting (2021) of a ground cover on the rocky slope between units 11 and 14 proved very successful. Some of the honey suckle planting did not make it through the winter. These dead plantings were removed and wild flower seeds were planted on the lake side of the fence. They grew faster than anyone imagined. We had our landscaper reduce the height of the bushes that run along the lake from units 11-15.

- **SHORELINE FORESTRY EFFORTS**

Our planned self-help project for last October was completed.

- **OTHER TREE PROJECTS**

After a lot of searching, we finally found a “Tree Guy” to take care of overhanging tree limbs at Unit 5.

- **FINANCES**

Our Association is in fine shape and our Treasurer will discuss this shortly.

George P. Niles, Jr., President

SSII Board of Directors

FINANCIAL REPORT

Mr. Wood presented the following Treasurer’s Report:

Approximate Cash on Hand as of November 5, 2022

Checking is \$65,456

Common Area Reserve is approximately \$ 69,893

Operating Reserve is \$ 7,343

1 [One] Delinquency

Mr. Holland reminded George to make the following motion.

Mr. Niles requested the following:

In accordance with IRS Revenue Ruling 70-604, we request the following: RESOLUTION OF South Shore 2

RE: EXCESS INCOME APPLIED TO THE FOLLOWING YEAR’S ASSESSMENTS REVENUE RULING 70-604

WHEREAS, the South Shore II Condo Association is a NH corporation duly organized and existing under the laws of the State of NH and

South Shore II Annual Meeting Minutes, November 5, 2022

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the South Shore II Association:

RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2022, shall be applied against the subsequent tax year member assessments or common/operating reserves as provided by IRS Revenue Ruling 70-604.

This resolution will be made a part of the minutes of the meeting of the South Shore II Condominium Association.

A vote was taken and the resolution was accepted.

NEW/OLD BUSINESS

- Mrs. Niles explained she would like to see some picnic tables out back where owners and their friends could gather. She thought it would nice for owners not to always have to bring their own down to the shoreline area. Mrs. Orkin thought it was a great idea but was concerned that it might encourage walkers. Unlike other condo groups, there is no Open Spaced Grant adjacent to the lake; therefore, it is private property and it would be nice to have social gatherings.
- Mrs. Keeney commented on the rise in utility costs and explained that they are entertaining shutting theirs off for the winter and not using the condo.
- Mrs. Niles commented they were away for the month of September and everything was shut off; however, Eversource and the water bills were the same.
- Mr. Niles explained there is an issue with people crossing the property. He suggested replenishing the signs, noting he would discuss signs to direct walkers to the official Lake Trail with Steve Schneider, the ECA General Manager.
An owner commented that moving the trail would enhance their view which is limited compared to other unit views.

There was a discussion with varying comments/opinions as how to proceed; however, most owners were in favor of keeping the area “private property” and not establishing an Open Space Grant easement. It was agreed that although the area would be private for SS2 residents only, owners agreed there was no issue of allowing children to pass through for the various recreational programs or with events such as a 5K run. However, it was agreed that the Eastman Community Association must request permission annually.

It was agreed that new signage was needed to better direct foot traffic for the non-residents of SS2. Mr. Niles asked owners to email the Board if they had any thoughts on the wording for the signs but to keep it brief.

ELECTION OF A DIRECTOR

Mr. Niles confirmed that Mr. Wood’s term expires this year and confirmed Mr. Wood agreed to run again. Mr. Wood was nominated and the motion seconded. Mr. Niles inquired if there were any other nominations from the floor; there being no other nominations, the nominations were closed. Mr. Wood was unanimously elected by the members to serve another three-year term.

ADJOURNMENT

South Shore II Annual Meeting Minutes, November 5, 2022

Mr. Niles requested a motion to adjourn the meeting; there being no other business to conduct, and the meeting was adjourned.

Respectfully Submitted,

Terry L. Jones, Recording Secretary for South Shore II Condo Association