

MINUTES
SOUTH SHORE II CONDO ASSOCIATION
BOARD OF DIRECTORS' MEETING
DECEMBER 15, 2021

The South Shore II Board of Directors held a virtual special meeting via Zoom on December 15 at 4:00 PM to review and approve the Proposed 2022 Budget. Present were Directors George Niles (President), Duncan Wood (Treasurer), and Fredrick Orkin (Clerk). Scott Holland (Owner, Unit 8) observed the meeting.

Subsequent to the Board of Directors' prior meeting on November 10, to review the Proposed 2022 Budget, an estimate for planned painting (staining) siding arrived, but an estimate for painting (staining) decks remained outstanding. The Proposed 2022 Budget was revised accordingly.

Mr. Niles called the meeting to order at 4:01 PM.

The Directors agreed on the Proposed 2022 Budget of \$64,800, as detailed on the proposed budget document distributed to Owners prior to this meeting and also provided as an attachment to these Minutes.

Mr. Niles stated there would be an increase of five dollars (\$5.00) in the monthly condominium fee (from \$355 to \$360), the first increase in about three years. The need for a fee increase reflects substantial increases in labor costs, principally in painting (staining), landscaping, and snow removal. He noted that the fee increase is small because reductions have been recognized in some other budget categories and our operating reserves is expected to cover unexpected expenditures.

Our management services firm (Belle Terre) will send out bills shortly, including the fee increase that begins in January.

Two bats were found recently in one condo and removed by the owner who asked who would be responsible for exterminator services to search for others. The Board is responding that removal of bats within a condo is the responsibility of the owner.

There being no further business to come before the Board, the meeting was adjourned by general consent at 4:06 PM.

Respectfully Submitted,

Fredrick Orkin, Clerk

Attachment: SS2 Condominium Association Proposed 2022 Budget