

MINUTES
SOUTH SHORE II CONDO ASSOCIATION
BOARD OF DIRECTORS
MEETING
14 AUGUST, 2021

The South Shore II Board of Directors held an open-in person meeting on 14 May at 0900 hours to conduct routine business. Present were Directors Mr. Wood, Mr. Niles, and Mr. Holland, and owners Mr. and Mrs. Haskell, Dr. Schaffner, Dr. Costa, Dr. and Mrs. Orkin, Mr. Houck, Dr. and Mrs. Nelson, Dr. Auty, Dr. and Mrs. Calderwood, and Mrs. Wood. All present introduced themselves.

TREASURER'S REPORT: Mr. Niles presented the Treasurer's Report; he stated that the Association's finances were in good shape.

NEW OWNERS: Mr. Wood welcomed the new owners, Marc and Jacqui Lutz, who had recently purchased #7 from the Mueller family.

FINANCIAL AUDITS: Mr. Wood explained recent developments regarding formal audit of the Association's finances. He explained that the costs had increased significantly from approximately \$2,000 to \$10,000, and that our previous auditors have stated that they could no longer provide this service. No replacement is available. There is currently no requirement for a regular audit.

Following discussion with Belle Terre and *per* an opinion from legal counsel, the Board has determined that a regular "compilation" conducted by a CPA should be undertaken to protect both the Association and the Board. Counsel further recommended that a by-law specifying terms and conditions for such compilations be adopted. The Board will develop proposed language for this change and submit to owners prior to the Annual Meeting. A change to the Association By-laws requires a vote of the Owners; consequently, attendance at the meeting or submission of properly executed proxies will be particularly important this year.

DIRECTOR ELECTION: Mr. Wood pointed out that Mr. Holland's term as director ends at the Annual Meeting. Mr. Holland announced that he will not be a candidate for reelection. Mr. Wood asked and interested attendees to make known to him their interest in running for the open position.

STAINING AND MINOR REPAIRS: The weather has significantly delayed this year's scheduled staining of the decks of units 9 through 16 and selected walls. It is hoped that the work will be completed in September. Owners were reminded that staining of ground-level decks is at the individual owners' expense.

Repair for low-level (elevation) repairs has been arranged, and BelleTerre has agreed to make their regular carpenter available to complete work requiring a ladder on a very limited basis. Outstanding work has been divided up and distributed.

TREE TRIMMING AND REMOVAL: Mr. Wood has marked growth for removal and trimming in accordance with ECC guidelines, and owner input has been solicited. We are awaiting Town and ECC approval of the proposed work.

Mr. Niles reported on the proposed change to the ECA By-Laws voted on at the last Council Meeting. It was sent to the Owners and sending it to the Board will be voted on at the upcoming Council meeting.

PARKING: The ongoing parking situation was discussed. Not all owners are complying with the policy of showing stickers on their cars and use of visitor hang-tags. There is some confusion about which tags are South Shore II visitor tags and how they are used. An increased degree of cooperation is requested of all owners.

BY-LAW ADDITION DRAFTING: Mr. Niles proposed that the Board proceed to develop language for a by-law providing for a regular compilation and future audits to be presented at the Annual Meeting. Motion was seconded passed unanimously.

OPEN FORUM:

Mr. Haskell brought it to the Board's attention that there are pine trees overhanging the walkway to Units 1 and 2 that he thinks should be removed. The Board will review.

The history of bees nesting under this walkway was discussed.

There being no further business, the meeting was adjourned at 0945 hours *sine die*.

Respectfully Submitted,

Scott Holland, Clerk