

South Shore 1 Annual Minutes, September 19, 2020

INTRODUCTION:

Mr. Brown introduced the Board Members Susan Ewell and Bill Messieri as well as Terry Jones from Belle Terre Property Management.

Dennis and Katie Brown and William Messieri were present, and Susan Ewell participated via telephone; therefore, a quorum. There were no proxies.

PROOF OF NOTICE

Mr. Brown asked for a motion from the floor to waive the reading of proof of notice. A motion was made, seconded, and unanimously passed.

MINUTES OF 2019 ANNUAL MEETING

Mr. Brown asked for a motion from the floor to waive the reading of the minutes of last year's meeting. The motion was made and seconded and unanimously passed.

BOARD OF DIRECTORS REPORT

Mr. Brown presented the following President's Report:

a) Legacy Landscaping mulched the common area on the lakeside this past June. As has been our practice in the past, mulching will occur on parking lot side next year.

b) We had several trees this year that had caterpillar nests. As best as I could I removed the limbs where they were present. Being the intelligent insect that they are, they simply moved higher in the trees, where I could not reach them. The locations of the tree impacted were front on Unit#2, lakeside between Units 2 & 3, and lakeside of Unit#4. Time will tell how long range the damage is. I hope to spray Seven in the next few days to offset the damage.

c) Chippers performed the annual fall trimming this past Monday, Sept 14. Once Cal called me on Friday, Sept 11 announcing that they were coming on the 14th, I contacted the owners either by phone or email indicating their anticipated arrival.

d) It Takes Two has done another deck for us this year; more specifically it was Unit#6. Work has been completed and the bill has been paid. Two more decks to go: Units 2 & 4.

e) TruGreen sprayed for weeds this year on the bluestone walkway. We did not have the issue of last year where they treated areas that were not authorized. I thought the weeds appeared more noticeably this year after the application when compared to other years.

f) As has been noted in some of the BOD meetings of this past year, Chippers had removed two large trees on the parking lot side during this past winter. All the comments that I have heard from individual owners is that they are very glad that the trees were removed for several different reasons.

TREASURER'S REPORT

Mr. Messieri gave the Treasurer's report noting the following:

Current approximate cash on hand as of September 19, 2020

- Checking \$19,356
- Common Reserves \$47,636
- Operating Reserves \$8,200
- Staining Fund \$1,145

The Board requested the budgeted staining funds be transferred to the operating reserve stain account.

There are currently no delinquencies.

A budget meeting to accept the Board approved proposed budget will be held at a later date. All Owners will be notified via US Mail.

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The 2019 Audited Financials were not available due to COVID19 and the merger between Seelye & Shulz and Melanson. A copy will be sent to all owners upon receipt of the final audited financials.

Mr. Messieri read the IRS Revenue Ruling 70-604 and requested a motion for the following:

That any excess of membership income over membership expenses for the year ended December 31, 2020, shall be applied against the subsequent tax year member assessments or common area and/or operating reserves as provided by IRS Revenue Ruling 70-604. The motion was seconded and unanimously passed by the members.

OLD BUSINESS

Mr. Brown reported the following:

- Snow Removal – it was agreed to continue with Matt Gallien of Hanover Floor Care. The Board requested Terry contract Matt regarding the 2020-2021 snow removal season.
- Electrical Walkway Lights-Mr. Brown contacted two electricians; Eric Lemay who declined due to the groundwork required and Nate Harp. Mr. Harp agreed to send a quote; however, no quote or return call was forthcoming.
 - Terry suggested that Legacy Landscaping might be willing to dig the required trench for the installation of the electric line.
 - In the interim, Mr. Messieri replaced one of the solar lights.
- Anita Blakeman [Forester] created a new 5-year plan which was due this year. After several meetings with her, 40 trees were marked for possible removal or trimming. The proposal was sent to the Eastman Environmental Committee and Town of Grantham for approval. Terry noted that some of the groups were having some issues with the approval process.

It was noted that some of the work would require boats to be removed.

Mr. Brown contacted the ECA volunteer group and requested the Ash Trees be inspected.

Mr. Brown noted that some of the owners feel the parking lot side has become overgrown and the area needs thinning. The Board agreed the front needs to be thinned out; however, they feel the lakeside is good. It was agreed that any cleaning out should take place prior to the mulching.

Mr. Brown noted that the hillside was filling out nicely.

It was agreed that the work should be prioritized, and neighbors should agree with any proposed work.

Ms. Ewell suggested the front sides be mulched every year.

- Staining Decks and Walks – Mr. Brown noted his deck is in good shape, Ms. Ewell noted her deck was bad.

Terry was asked to get a quote for the staining of the main walks and associated rails.

ELECTION OF A DIRECTOR

Ms. Ewell's term expires this year. A motion was made and seconded to nominate Ms. Ewell for another term. There being no other nominations, a motion was made and seconded, Ms. Ewell was unanimously elected to serve another 3-year term as director.

ADJOURNMENT

There being no other business to conduct, the meeting was adjourned.

Respectfully Submitted – South Shore I Board of Directors