

# South Shore I Annual Meeting Minutes, September 18, 2021

## **INTRODUCTION:**

Mr. Brown introduced Board Member Susan Ewell as well as Terry Jones and Lori Pare from Belle Terre Property Management. Mrs. Brown was also in attendance.

There were 2 owners present and 2 proxies; therefore, there was a quorum.

## **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 2020 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:

- Legacy Landscaping mulched the common area on the parking lot side this past June. In previous years, we have done mulching either the lakeside or parking lot side in alternating years. It was proposed at the last BOD meeting, that as an association, we should consider mulching both sides every year. It is an item I intend to bring up under new business
- Throughout the year, other landscaping projects were done. Chippers removed 2 trees between the walking path and Unit #6, Chippers treated the two ash trees behind Unit #5, and TruGreen applied weed control to the bluestone pathway leading to the entrances of the six condo units.
- Chippers has us on the schedule for our annual autumn trimming. I haven't heard from Cal when that is to occur. He usually forewarns me about the date. Once he contacts me, I will email the owners.
- We are on the schedule for It Takes Two to do more deck upgrades this year. I have not heard from Damon when he plans to do the work. This year, partial repairs to decks of Units 2 & 4 are to be done to the critical portions of the decks. Finishing touches to those decks will be scheduled for 2022. There are a couple woodpecker holes and a few areas of rot, gable vents near roof line on units 5,6 to be done also.
- I stay in contact with Page Vanatta via email, letting her know that we periodically do walk-thrus of Unit#4. There is no change in Nancy's health, and their payments are current.
- I attended the South Shore Special Place meeting in August because I wanted to see the results of the community wide survey that most if not all of our owners participated. I wasn't surprised by the results.
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## **TREASURER'S REPORT**

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

Current approximate cash on hand as of September 18, 2021

## South Shore I Annual Meeting Minutes, September 18, 2021

- Checking \$24,280
- Common Reserves \$47,800
- Operating Reserves \$8,200
- Staining Fund \$5,245

There are currently no delinquencies.

We are working with Rowley Associates for an audit review. Melanson has dropped all the Eastman Condos. It is considered a review not an audit

Request for 70-604 VOTE

In accordance with IRS Revenue Ruling 70-604, we request the following: RESOLUTION OF SOUTH SHORE I

RE: REVENUE RULING 70-604

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

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 SS1 Association:

RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2021, shall be applied against the subsequent tax year member assessments or common or operating reserves as provided by IRS Revenue Ruling 70-604.

The motion was made, seconded, and approved by a majority.

This resolution is adopted and made a part of the minutes of the meeting of the South Shore I Condominium Association.

### **ELECTION OF A DIRECTOR**

Mr. Messieri's term expires this year. A motion was made and seconded to nominate Mr. Messieri for another term. The floor was opened to other nominations; there being none, the floor was closed to nominations. A motion was made and seconded, Mr. Messieri was unanimously elected to serve another 3-year term as director.

### **OLD / NEW BUSINESS**

Old Business:

- For the past several years we have utilized Matt Gallien of Hanover Flooring for the winter maintenance. Unless I hear any objections from the floor, I recommend that we direct Terry to set up a contract with them again for the coming winter of 2021-22.
- Speaking of Matt Gallien, he has been contacted about the bulging border along the bluestone. When it was a problem for SS1 in 2011, he did the repairs for the same issue. It is a project that he intends to repair later this year. The basic structure of our walkway will probably need these periodic adjustments over time.

## South Shore I Annual Meeting Minutes, September 18, 2021

- It was brought up at the last BOD meeting, about mulching both the lakeside and parking lot side every year. Estimated cost would change from our current cost of \$1700 per year to \$3400 per year, which would increase the budget by \$20 per unit each month. As directed, I called Warren to see if we save anything by doing it yearly like spreading less mulch knowing that it was being done yearly. His response was not really; he does predict that yearly mulching will control the weeds better. They have decided to do both and will budget for it.
- Our walkway and lakeside deck staining for this year has been completed. Brown said they had overspray on their table

### New Business

- Two more trees have been identified between unit#6 and the walkway as “worthy to be removed”. Bev contacted Dale successfully from ECA to work another 50/50 arrangement, and Chippers has been contacted for a quote for the work. Denny will follow up to make sure other paperwork forms are completed. Realistically, Chippers should be able to complete the work sometime this winter. The board is waiting for something in writing from the ECA.

### **ADJOURNMENT**

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

Respectfully Submitted, Lori Pare, Recording Secretary for South Shore I