

## **INTRODUCTION:**

Mr. Brown said there were (3) owners present and (1) Proxy; 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 2021 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 both the parking lot side and lakeside. This change from previous years was a request by the owners. Earlier in the year, he made an adjustment to the railing supporting the bluestone walkway. He also leveled out the parking area that had accumulated what I call "moguls" created by winter plowing done on yet to be frozen ground.
- 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. They will do their usual routine. I will ask them to trim the 3 ornamental crabapple trees that have grown wider and taller over time. On the plus side, there wasn't nearly as much tent caterpillar cocoons this year when compared to other years. The Reeds intend to have their evergreen bush trimmed different this year. Mrs. Reed said they have 2 that need to be trimmed or cut, Mr. Brown said he will let them know when they are coming and she can contact Chippers.

## **TREASURER'S REPORT**

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

Current approximate cash on hand as of September 8, 2022

- Checking \$9543
- Common Reserves \$47,857
- Operating Reserves \$8,202
- Staining Fund \$5,246

There are currently no delinquencies.

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, 2022, 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. Brown's term expires this year. A motion was made and seconded to nominate Mr. Brown 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. Brown was unanimously elected to serve another 3-year term as director.

### **OLD BUSINESS**

- The weed control on the bluestone is the worst I have noticed from other years. We had employed Chippers for the service instead of TruGreen this year. I wasn't present when the spraying was done, so I don't know when or how often it was treated. Mr. Brown asked if it was done and no one saw it happen, Terry told them it was done. Susan feels the weather conditions did not help with the growing of weeds, Terry said they may recommend a second application next year. Terry explained they should set up 2 applications next year.
- 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 2022-23. Terry will check to see if Matt is still willing to do the winter maintenance. There was a significant price increase this past winter over the previous winter. Surely, a byproduct of the shrinking employee pool no doubt. The major issue is there is simply not many other options available to us.
- Last year, we hired Legacy Landscaping for the fall cleanup. I was personally pleased with the end result of his efforts. In addition to raking and removing the leaves, he trimmed some of the bushes, and I noticed a big difference in their health this spring. I would like his crew to perform the same function this autumn. The challenge is to gauge when is the best time to have the work done.
- It Takes Two spent a good 6 weeks doing work at SS1 this summer. The majority of the time was spent doing upgrades to lakeside decks of units# 2 and 4. Other numerous smaller projects were also completed. For a complete rundown of tasks completed, they are listed on the actual bill submitted by ITT and is available by request. The total cost was approximately \$16,000, and this is an issue to be addressed by the board at budget preparation for 2023. All six decks are done now. Damon raised his rate from \$50 to \$65 an hour. An owner asked about moss falling off roof and Mr. Brown said moss is not usually a problem. Mr. Brown asked Terry to take a look at the Reeds roof when she is out and about. Terry explained that Warren Legacy has a spray that he can apply. It Takes Two also took care of some of the woodpecker's holes but there is now more. The Reeds said Damon also took care of some of the rot they had, Susan also had him do work and she was very happy with them.

- Concerning winter maintenance, it seemed to work rather efficiently last year. I am going to ask Susan to be the “winter watchdog” again this year. Since she is present all year, she contacts me when there is snow or ice issue, we confer with Terry, and make a decision accordingly. I predict that we will take this proactive approach again this winter to address a situation before it becomes a problem. Our approach last year is that the snow/ice accumulation for units 4, 5, & 6 meet a different threshold standard than units 1, 2, & 3. This is due mainly to the amount of sunshine that reaches the roofs of the condos of SS1 during the winter months.

### **NEW BUSINESS**

- Paige Vanatta, Nancy Springsteen’s daughter, is expected to arrive today, to clean out Unit#4. She plans to stay approximately a week. The unit has been vacant for four years, and as most of you know, it has been winterized for those years. Her hope is to have the unit cleared out, so that it would be available for sale or rent in the coming year. A mold issue did develop in the bathroom in the basement and was discovered in the late spring of 2022. Servpro was contacted and they removed the mold. We are still waiting for the availability of a contractor to replace the sheetrock. For future avoidance of mold, Denny is suggesting the purchase of a product called Damp Rid, which is an effective way to collect moisture when electricity is not available. It would be a short-term solution until occupancy of the unit may occur, and power is restored. Note: we have a contractor lined up to replace the ceiling just waiting on his schedule to open up. Terry will contact Buddy Rowe to check about de winterization. We reached out to Buddy and he said not to use any bucket of water it will freeze pipes; Mr. Brown will contact Paige.
- The last time the dryer vents were cleaned and inspected was 2019. The work was done by Randy’s Appliance. At that time, work was done only for units# 1, 5, and 6. The other three units were skipped due to less activity since those owners are more or less seasonal owners. I suggest that we hire Randy’s Appliance again, and do all six units, since it has been six or seven years since all of the units had this service. Terry commented that Randy’s Appliance is not doing dryer vent cleaning and suggested Dust Busters; Mr. Brown will reach out to them and have all 6 units done.
- Boat Ramps- The ECA confirmed they will be coming out and they are only temporary.
- Insurance-Terry explained that the market is getting thin again and a lot of the groups have moved to \$10,000 deductible; therefore, something to think about as the Association is charged an inordinate amount due to being a single building with six units.

### **ADJOURNMENT**

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

**Respectfully Submitted – South Shore I Board of Directors**