

West Cove "A" Annual Minutes - 2012

WEST COVE A 2012 ANNUAL MEETING AUGUST 25, 2012

INTRODUCTION:

The Annual Meeting of the West Cove "A" Condominium Association was called to order by Mr. Ernest Mills. Thirteen (13) units were represented in person and fifteen (15) units were represented by proxy, therefore a quorum was declared.

PROOF OF NOTICE

A motion was made, seconded and passed to waive the reading of the proof of notice for the annual meeting.

MINUTES OF 2011 ANNUAL MEETING

A motion was made to waive reading the minutes of the 2011 Annual Meeting. By motion duly made and seconded, the unit owners voted to waive reading the minutes of the 2011 Annual Meeting.

BOARD OF DIRECTORS REPORT

Mr. Mills reported the following:

- Structure Maintenance: Structure maintenance has gone on all summer and will continue into the fall and will continue each year.
- Staining- Units 31-61 were done this year and the remainder will be done next year, he apologized for the delay however the spring weather did not cooperate. The board is going to look at changing the staining process; they are considering doing what WCB is doing. Mrs. Moses asked how often they would have to do this, and they are hoping every 3-4 years. Mr. Mills would like to see how B holds up for another winter. Mrs. Moses asked if the railings would be done and Mr. Mills said they have not got that far yet.
- Mulching-The fronts were done this year
- Chimney- If you are using the chimney you need to have it inspected, they had them done earlier this year.
- Landscaping-They go around annually to decide which trees will be removed or pruned. They will be doing some replacement planting and some stump grinding. Mr. Morneau asked when the tree cutting will happen, Mr. Mills said this fall when it is quieter. Mrs. Moses asked if anyone knew what the small worms are around the trees, Mr. Mills said there is a website that can identify them and we will ask Dana Fox to check it out, several owners have had the same thing.
- Roofs-One owner asked about what they are going to do about the mildew on the roofs and Mr. Mills said they just received the report and they will be looking at this problem, the owner stated that she feels it is due to the trees being so close and no sunlight.
- Sand Barrels- Owner asked if they will be putting them out again and Mr. Mills said yes. Mr. Morneau said that Belle Terre was great; they put a new barrel at the walking path.

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TREASURER'S REPORT

Mr. Mills reported that cash on hand as of August 25th was \$27,398 with 3 Delinquent owners owing more than one month of common charges; Common Area Reserves are \$173,913 and the Operating Reserve is \$4117.

Mr. Mills explained that one of the delinquencies is currently on the market and they have placed a lien on the property. Mr. Mills stated the audited financials are on the back table for the owners to look at. An owner asked about the assessment receivable and that is the current delinquencies.

Motion: In accordance with IRS Revenue Ruling 70-604, motion requested to designate 2012 actual excess of revenues over expense if any, be applied against the subsequent tax year member assessments or the Common Area Reserve or Operating Reserve at the Board's discretion. The motion was made and seconded and passed unanimously by the owners.

Budget-Mr. Mills asked the owners to take a look at the budget. Mr. Mills pointed out the monthly unit assessment; the board is proposing that the fee go from \$306 to \$309. Mr. Moses asked what the \$20,000 covers for insurance and Terry explained this is for the Master Policy. Mr. Jeffers mentioned that any upgrades should be reported to Belle Terre so that they can report this information to the insurance company. Mr. Moses asked about the deferred maintenance and Terry explained that this is something the auditors asked them to move. Mr. McGough asked about the deferred maintenance and Terry explained that this does not have an account number and this is something the auditors have asked them to use. Mr. McGough said that deferred maintenance should be used to put money into and take out later. One owner asked what the reserves are used for and Terry explained they are for the larger items.

NEW BUSINESS

- Air Conditioning-33 owners responded, there were 20 no's and 13 Yes. Leslie McGregor asked if she could read the survey and Mr. Mills did. Mr. Mills stated that they needed 41 people to say yes therefore they will not continue with this. Mr. Morneault stated that for an internal unit it would cost about \$15,000, Mr. Mills stated that he has some information that he could pass on. Mr. Morneault stated that he thinks Eastman is getting more full time people and therefore they have to think about this.
- Dryer Vents- this is an important issue and Mr. Mills would like people to be aware of the dangers, the board is working on getting some pricing for getting the dryer vents cleaned, owners have to realize that each unit is different and some are easier than others. Mr. Mills stated that the codes have changed. Leslie McGregor asked if the Assoc. has ever had a fire and Mr. Mills stated that the condos are getting older. They have checked with Serve Pro and Randy's Appliance, the board will continue to work on this project. Mr. McGough said that in New Jersey it is mandatory that you have this done every other year. Mr. Morneault asked if this is an insurance requirement, Terry stated no it is not. Mr. Mills did state that some owners do not use their dryers very much and maybe that is why it has not been thought of. Leslie McGregor asked about a solar dryer and Mr. Mills said that is not allowed.
- New Policy-The board has been working on a new policy to help owners understand the rules, when it is completed they will be publishing them. Mr. Mills said that this will help owners with tenants. One owner asked if ATV's are allowed, Mr. Mills stated it is not allowed in Eastman, he also stated that there is now erosion from the ATV and the

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board will be taking care of this. Mr. Morneault asked if they could email the rules and a directory for owners and this may help with some of the rules. Mr. Mills said he does not feel comfortable doing this and Mrs. Moses stated that you would have to have permission for this to happen. Mr. Mills said that the new policy will be recorded in the Registry and given to owners.

- 9-1-1-There was an issue last year and they could not get to the owner. The board did check on this issue and Ken Ryder felt that this was an isolated incident. Mr. Mills asked if any owners have an issue please call immediately.
- Parking- Ernie Mills said that owners should be using the tags if they have guests.
- Wood Piles-Mr. Morneault asked about some of the wood piles being cleaned up, he would like to do the same thing that WCD did.

ELECTION OF A DIRECTOR

Mr. Mills stated that his term is up. Mr. Mills asked for nominations from the floor. Mrs. Morneault nominated Henry Morneault. Carl Samuelson nominated Ernie Mills and spoke highly about Mr. Mills, Mr. Samuelson said that Mr. Mills has a real understanding for maintenance and construction and he is very delighted to nominate Mr. Mills. Mr. Morneault spoke about his background, they have been here 11 years and are now full time and they love Eastman and he has had experience with homeowners associations, he is involved with the special place and he is here 12 months a year, and he wants owners to contact him directly instead of Belle Terre. He would like to bring energy and new ideas to the Association, he is happy they have more than 1 person running for the board.

Mr. Jeffers spoke and he knows both candidates and he feels that both are good candidates and he is happy there is more than 1 candidate. After counting the ballots and proxies Ernie Mills was elected as the new director.

ADJOURNMENT

There being no other business to conduct,

Respectfully Submitted,

Lori Pare, Recording Secretary