

West Cove A Open Board Meeting Minutes, November 8, 2019

Board Members Paul Etkind, Carol McEntee and Liz Forshay and Terry Jones and Lori Pare, Belle Terre Property Mgt. were present.

The meeting was also attended by several owners.

Solar Options

Board President Paul Etkind introduced Kevin Davis of Norwich Solar noting that Mr. Davis met earlier with Paul and Terry to discuss solar options. Mr. Davis kindly agreed at that meeting to attend the November 8th Open Board Meeting. We have combined an attached summary of the October 24th and November 8th meetings for convenience.

Financial

We are only 2 months into the fiscal year; no surprises yet. Projections are good for last year and we anticipate an excess for the year ending August 31, 2019.

Bylaw Update Project

Sue Etkind noted the committee of three [Sue Etkind, Carol McEntee, John Horan] started working on the project a year ago. The report is pending final comments from committee members and the Board. Once the Board approves the recommended changes, the Bylaws will go the Association Attorney for final review. A couple of the change's owners will note are the date of the Annual and electronic communication.

Chimneys

Chimney Inspections were completed; unfortunately, multiple flue inspections failed. It was noted that inspections should be done much earlier to allow owners to address any safety issues found during an inspection.

Fall Clean Up

It was noted that the parking side of units were cleaned; however, the deck side will be dependent on the weather.

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Snow Removal

Snow removal rules/reminders were sent to all unit owners and rental agents earlier in the week. It was noted that an area on Old Beach Circle needs to be kept clean to avoid a “pond”.

Unit Owner Keys

Mr. Etkind reminded owners of the importance of providing a working unit key to Management; he also suggested owners provide Eastman Security with a key.

He noted a recent flooding incident in WCA where there was not a working key on file; fortunately, the owner was able to come up to Eastman to inspect their unit. Belle Terre also had a situation where an owner was in need of emergency assistance and had not provided a working key to Management which resulted in the police having to break the door to access.

Q & A

An owner inquired about the land below the units on Old Beach Circle, noting there is an area that is always very wet. It was confirmed the area in question was ECA property.

Mr. Etkind reminded owners that upcoming meetings were posted on the WCA website [www.belleterreus.com].

Adjournment

There being no other business, the meeting was adjourned.

Respectfully submitted,

Lori Pare, Recording Secretary

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