

## MINUTES OF THE November 6, 2019 SHADOW BEND BOARD MEETING

Meeting was called to order at 7:50p.m. with all Board members present . Our representative from Braeside Community Management, Shari C. Vass CPM, was also in attendance. The Financial Report was sent to all Board members by the management company prior to the meeting for review. Minutes from the October 2019 Board and Executive Session meetings were approved. Mr. Pawlow reviewed with the Board the definition of "executive session" and "special meeting" notice requirements.

### Complaint Hearings:

293 Kingswood illegal antenna installation on fascia – cont'd as management had not inspected prior to meeting for compliance

281 SBD failure to replace driveway & repair stoop & step – fined \$1500.00

### Architectural Modification requests –

-210 SBD – replacement of sidewalk & front stoop as well as rear stoop & step/*approved*

-179 SBD – driveway replacement -???????

-181 SBD - driveway replacement ?????

-310 Linden – driveway replacement ???

-307 SBD – driveway replacement-???

-197 SBD – replacement of front & rear stoops ???

-310 Forestway – replacement of window well/*approved*

-271 SBD – replacement of ????? windows – front or rear elevation or both?????

### Management Report

-Working on contractor for concrete stoop & step replacements & repairs

-Collected field data on basement flooding issues

-See attached work maintenance list & violation list

-Davey Tree reported all smaller removals have been completed and stump grinding is in progress.

Large trees behind 248-250 Woodmere and 151-155 SBD will be removed after Thanksgiving. They need proper ground conditions for their trucks to access these areas.

-No word on delivery of light fixture globes

### Old Business

-The ordering of the additional 300 fixtures is tabled until it is determined how many of the 400 ordered are utilized. Management will obtain a proposal from Quality Built to inspect all coach light fixtures for replacement or repair with cost borne by the Association for both.

-Bill for entrance sign replacement and landscape restoration has been submitted to the insurance carrier. The claim was submitted for \$19,490.50(\$17,990.50 for the sign and \$1500.00 for landscaping).

-The Board directed management to reimburse homeowners \$33.00 per home for those who provided a seal coat receipt for seal coating of their driveways done prior to the community wide seal coating paid by the Association.

-A snow removal contract has been signed with D & D for the 2019-20 winter season @\$550.00 per month.

### New Business

-Best Lawn proposal #219384@\$775.00 for front yard regrading at 325 Forestway was executed.

-The Board re-worked on the 2020 Budget and by majority vote approved the Budget and an increase of \$5.00 per month resulting in a monthly assessment in 2020 of \$300.00 per unit.

-Clubhouse rental fee was increased to \$100.00. The security deposit will remain at \$100.00

-The Board reviewed proposals from Capps & Santucci Plumbing for window well rodding and drain tile excavation & replacement at 304 Oakwood due to water issues. Being that there was a large discrepancy in price Messrs. Perelgut & Padmanaban will meet on-site with the representative from Santucci as to the work that will be done to be assured the quotation is correct. At the same time they

will look at 323 Forestway basement water issues. The Board will vote on the awarding of the contract via email and ratify it at the December meeting in order to get work accomplished before the weather impedes the work being done.

-The Board discussed berm removal & regrading proposals from McGil Services. Approval was given for work to be done at 310 Forestway and 319-327 Forestway with a cost not to exceed \$15,000.00

-The 2020 Painting & Carpentry contract were awarded to Ferraro. Painting will include all units on Oakwood, Forestway, Stafford, Partridge, Woodmere, & Regent at a cost of \$885.00 per unit totaling \$70,800.00

-The Board awarded the bid of \$5229.09 to Five Star for replacement of the furnaces at the clubhouse and that which heats the locker & pump rooms.

Next Board meeting will be December 4<sup>th</sup>. Meeting adjourned at 9:35 p.m.

Submitted by,

Denise Kennedy, Secy.