

Attending: Bob Chorney, Sherry Noyes, Sandy Orr was ill, Walt Wyland was not available. Ray Stanford, Property Manager Attended

| Agenda | Action/Follow-up | Resp. Person | Due |
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| CALL TO ORDER | Meeting called to order by President- Bob Chorney at 5:50 pm at condo (13-1) | | |
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| Quorum: | Board Members were present B. Chorney, S. Noyes, also Ray Stanford- Property Manager | | |
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| Minutes: 3/19/18 | The Minutes of the March 19, 2018 Regular Board Meeting were reviewed, as distributed by the Property Manager. | | |
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Approval Pending next meeting for quorum

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| Forum | No communications from owners this month. | | |
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| Financial Report & 2018 | <p>Snow removal expense ran high for the year. Expenses are running high with overall expenses over plan by \$3,534. The Fox Tree Service bill was received for \$13,250. About \$6,000 of this is funded from '17 carry over.</p> | | |
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Account balances at March 31, 2018 were Operating- \$5,557.50, Long term Reserves- \$97,246.41; CD's \$34,162.03 at Service Credit Union; and Bar Harbor Bank one CD @ \$7,076.77. Total funds held is \$156,055.92 including \$11,375 for Dock Deposits in Trust.

The MSB loan Balance due - \$97,653.88. Maturity of the Loan is December 2021.

Approval tabled until May Board Meeting for a quorum.

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| Property Manager Retirement | Ray Stanford- is retiring in the next couple months. Moseley Associates has decided to relinquish management of properties out of the local area of for logistical purposes. Moseley will be terminating the contract effective June 15, 2018. All records will be turned over at that time. | |
| SLCA Sewer Pump | BUSINESS (Old) Work is continuing. The turn-over process is underway. | |
| Planning for roofs: | DKM Consulting is working with Trumbull-Nelson for a proposal to address the Structural and repair concerns regarding duplex and triplex roofs. Schaal Engineering is proceeding with structural investigation and review followed by a professional report and recommendation. | |
| Common Lighting | Kingsbury representatives previously acknowledged their responsibility to repair/replace the broken unground conduit and electrical service on Mastro Lane and Landing Road. Defiance Electric is awaiting go-ahead from Kingsbury. The Board and Management are pressing them to get the work done. | Ray. |
| Ceiling/Roof Work | 43-3 Awaiting Engineer's recommendations | Contractor, DKM & Moseley |
| Small craft ID | Pending Board action. | |
| Grounds | Tom Hersey has been assigned dock repair and installation for the spring. They are awaiting Weather turning better to do spring clean-up. The sewer pump station work is impacting them but They will work around that project area. | |
| Miscellaneous Maintenance | | Sandy & Ray |
| | a) Docks- T. Hersey is working on dock repairs with lags and bolts be use no nails as much as possible. Docks to be installed as soon as possible after "ice out"(tentatively May 15 th). | |

- b) Repairs to buildings 27, 37, 43 & 45 was discussed. We must move ahead pro-actively.
- c) Outside Lighting: Replacement bulbs are being installed by Jim Shibles.
- d) Painting of 2 buildings 27 & 29 was discussed. The Board approved engaging Devoid Painting of Quechee, VT as painter this year at the March Board Meeting. Devoid has been retained. They start work once weather is favorable, to do the two buildings.

Plan to Move forward: There was discussion concerning a plan to move forward. Particular emphasis is long term financing the repairs that need to be done. Also discussed, the final cost to owners for the sewer pump station. That is anticipated to be billed by the Town.

AJOURNED 7 :15 pm

NEXT BOARD MTG **May 21 (subsequently changed to Tuesday the 22nd), 2018 at 5:30 pm** Unit 13-1



Ray Stanford
Acting -SLCA Secretary