

Shaker Landing Condo Association
Executive Board Minutes
09/17/2018

Call to order

530pm @ #13-1 Bob Chorney

Attendance

Board: Bob Chorney, President
 Walt Wyland, Treasurer (phone)
 Mary Bakker, Secretary
 Sherry Noyes Bob Sletten Joan Holcombe

Absent: TPW- Manager- Steve Perry

Residents: Bob Civiak, Ilene Venizelos

Open Forum

Ilene Venizelos:

- Questions regarding the progress of the light poles by #43 and #45? In progress and will get an update from Steve Perry.
- Question regarding the money that is not being used to pump due to the new system. Can it be applied to fixing the roofs? Per Bob Chorney: it was already taken off the budget. There will still be some station maintenance, estimate \$1500 per year.

General discussion regarding the **TPW website and Shaker Landing website:**

- Possible link on Shaker Landing website to TPW.
- Shaker Landing website should have bylaws and other important information that just pertain to us.

General Discussion on **communication with all Shaker Landing:**

- Group agreed that timely and informative communications with all residents regarding issues and major project planning is critical.
- Send agenda of Board Meetings to all owners with invite.
- Possible post agenda by mailbox?

Motion by all to post agenda and meeting at mailbox.

Treasurer's Report

- No Sept. financials rec'd from Steve Perry prior to this board meeting.
Steve Perry delivered financial reports couple of days later.

Steve Perry recommended several recent repairs be recategorized as Capital expenses as they were unforeseen repair needs. The operating fund is running low. > meet with Steve, discuss repair invoice amounts before deciding.

Business and Projects:

- Repaving was incomplete: will f/u with Steve Perry
- Large sign by mailbox: will check with Durell
- Bob Sletten provided a summary of the meeting with the Town of Enfield regarding regarding the pump station. No change in town willingness to pay part of cost of pump station.
- Beachwork: Thank you Walt! (Cost of timbers, \$723.- delivered)
- Walkway stones are available at the visitor parking area.

Grounds and Maintenance

- **Roof repair:**

Owner meeting vote OK'd \$7900 project @ unit 37-1:

Board overlooked Acker HP roofing line item lower on the page +\$1200 for skylight installation when presenting to Annual Meeting.

Board must put a re-vote or re-negotiate this done at \$7900

Owner concerned with high cost of 3 skylights (\$1800) when they were quoted \$1150 for the 3 Velux units by LaValley.

Motion by all to put this project and the recent repair invoices (> \$12000.-) on hold until we get explanation from Steve Perry (TPW).

Board is not authorized to OK projects over \$5,000 without an owner vote.

Defer to be discussed at next meeting:

- Trees and shrubs
- Outside lighting
- Boat docks

Meeting adjourned at 8:13 pm