



**ALCA Meeting Minutes – August 19, 2021**

**Board** – D Khadra, C Clayton, T Burke, M Ladd, (P Randazzo by phone)

**Metro Management** – J Channell

**Community** – Marcia Luther, Rob Locher, Ron & Nancy Camp, Karl Buchholz, David Fordon, Bill Sporn, Deb Reid, Tracy Storbeck

**Meeting Agenda – Board Closed Review – 5pm to 6pm**

- Building A structural – a third engineering report has been sent to Metro Management
- Treasurer's Report – overall budget is in very good standing, major projects have begun
- Projects being scheduled:
  - Road repairs – asphalt replacement scheduled for August 24th, 25th & 26th
  - Roofs – Board is preparing life expectancy chart for community review
  - Tree trimming – Dormant pruning in Fall 2021 approved – vote 4/1, Burke – No
  - Electric panel replacement Bldg. A – electrical contractors have been consulted
  - Pool deck repairs scheduled for September after pool has been closed
- Work Orders approved
  - Garage floor at 3390 LLC approved – Vote 5/0
  - Garage door painting at 3412 LLC & 3444 ASD scheduled in September
  - Building K carpet approved to request quote from Metro Carpet – vote 5/0
  - Hutchinson Invoice for 3394 A/C approved – vote 5/0
  - Dumpster request at 3420 ASD approved – vote 5/0
- Snug Harbor Wall – hearing scheduled for 08/25/2021
- Boardwalk and Beach Update – replacement of bad boards scheduled ASAP
- Grills / Fire Pits – meeting with Fire Marshall on August 23 at 5pm in the Clubhouse
- Kayak Rack Proposal – under consideration along with boardwalk concepts
- Buildings L & M
  - Concrete patios will be power washed by J&B – Yes Vote 5/0
  - Clear coat concrete patio floors by J&B – No Vote – 5/0
    - Board will investigate other resources for clear coating concrete patios
  - Stain wood stairs by J&B No Vote – 5/0
    - Board will investigate other resources for staining wood stairs
  - Stain wood fences for air conditioners by J&B – Yes Vote – 5/0



- Entrance of 3392 ASD – mister needs to be re-installed
- Gap between garage apron and garage floor at 3390 ASD being investigated for potential caulking
- Social Committee Update
  - Potluck scheduled for August 26, 6pm down by the marina entrance
  - Poker Run scheduled for August 28
  - Meet & Greet scheduled for September 19, 3pm down by the marina entrance
  - Community Euchre Tournament – date and time TBD

#### **Meeting Agenda – Community Open Discussion – 6pm to 7pm**

- President Update – DK
- Treasurer Update – TB
- Metro Group Management Update – JC
- Windows / Survey Co-Owners survey results – JC
  - Not enough interest to justify the Governing Documents amendment process
  - Only 26 of 66 Units responded to the survey
  - Of the 26 respondents, only 13 preferred to move forward with an amendment
  - When a Co-owner doesn't vote that vote must be recorded as a “no” vote
  - Window amendment process failed by a large margin
- Open Forum – 20 min