



ALCA Board – September 16, 2021

Board – D Khadra (absent), C Clayton, T Burke, P Randazzo, M Ladd

Metro Management – J Channell

Meeting Minutes

- Projects being scheduled – JC
 - Tree trimming – Last week of September or first week of October
 - Electric panel replacement Bldg. A – TBD – RB & Sons
 - Electrical components secured through Current Solutions – Parts secured
 - Pool deck repairs schedule – Last week of September or first week of October
 - Boardwalk – replacement of bad boards ASAP – Completed
 - Building L Entrance Door Repair/Replacement – Ready to Roll painting
 - Building K carpet replacement – Budget approved (\$2,500) 4/1 absent
 - Garage Floor Replacement at 3390 LLC — waiting for rain to cease
 - Garage Door Painting at 3412 LLC & 3444 ASD – waiting for rain to cease
 - 3392 Sprinkler/Mister at Entrance – waiting for rain to cease
- Steps along shore near Building H – M Ladd to coordinate with ACE
- Gaps at garage aprons – P Randazzo to coordinate inspection with Anthony at J&J
- Building G – Carpet and Driveway cleaning – Metro to coordinate
- MRC gutter cleaning proposal – D Khadra to coordinate with MRC
- Buildings L & M Power Washing and Staining of Decks – Staining approved 4/1 absent
 - Seal patio floors – J Taylor volunteered labor, ALCA will reimburse expenses
- Social Committee Update – CC
 - Next Meet & Greet schedule – date and time TBD
 - Community Euchre Tournament – date and time TBD



ALCA Board – October 21, 2021

Board – D Khadra, T Burke, P Randazzo, M Ladd, C Clayton (absent)

Metro Management – J Channell

Meeting Minutes

- Treasurer's Report – Budget will be mailed to residents November 30, 2021
 - Operational Budget – 2022 Budget sent to Board for approval
 - Reserve Budget – 2022 Budget sent to Board for approval
 - 5-Year Plan – 2022 Budget sent to Board for approval
- Scheduled Projects
 - Work Orders – DK & Metro Group review on October 27th
 - Electric panel replacement Bldg. A, B & C
 - Electrical components secured through Current Solutions
 - All parts ordered and on-hand except one Main Breaker still on back-order
 - parts for Bldg. B & C Ordered
 - Pool deck repairs completed for 2021, staining in Spring of 2022
 - Building L Entrance Door was painted by Ready-to-Roll
 - Building K carpet replacement scheduled for end of November
 - Garage Door Painting at 3412 LLC & 3444 ASD has been completed
 - Fall / Winter Prep – winterization of all systems is in process
 - All underground drainpipes to be inspected and cleaned out in 2022
 - 3366 LLC Alt-Mod – approved with conditions, meeting will be scheduled
- Steps along shore near Building H – schedule for 2022
- MRC gutter cleaning will be managed this Fall by a professional company
- Snug Harbor Wall Update – we are still waiting for the Court to reach a decision
- Buildings L & M Power Washing and Deck Staining has been completed
- Building A crawl blocking – meeting is scheduled with engineer to review next steps
- Building K crawl space – meeting will be scheduled to determine if blocking is required
- Social Committee Update – CC
 - Next Meet & Greet schedule – date and time TBD
 - Fireworks Fundraiser Euchre Tournament – November 6 – 6pm



ALCA Board – November 18, 2021

Board – D Khadra, T Burke, P Randazzo, C Clayton, M Ladd

Metro Management – J Channell

Meeting Minutes – Board

- Treasurer's Report – TB
 - Budget Review
 - Operational Budget – 2022 Budget approved – 5/0
 - Reserve Budget – 2022 Budget approved – 5/0
 - 5-Year Plan – 2022 Continuous Plan approved – 5/0
- Scheduled Projects – JC
 - Work Orders –scheduled
 - Dehumidifiers for Bldg. A Crawl Space – Approved for Spring 2022 – Vote 5/0
 - Electric panel replacement Bldg. A
 - waiting on one 400 Amp Breaker
 - parts for Bldg. B & C Ordered
 - Pool deck repairs update – additional repairs and staining scheduled for Spring 2022
 - Building L Entrance Door Repair – scheduled for Spring 2022
 - Building K carpet replacement – scheduled for week of 12/1/2021
 - 3392 ASD – lower-level door wall leak
 - Multiple vendor assignments for repair has still not resolved issue
 - B-Dry to return for an inspection in crawl space
 - Metro Carpet to replace tack strips along door wall
 - Building A Lawn and sprinkler pop-up repairs
 - sprinklers have been repaired and ACE will repair lawn and pop-ups
- Gutter cleaning to be managed by a professional company
 - scheduled for Spring of 2022
 - replace all underground corrugated drainpipes with PVC pipe
- Snug Harbor Wall Update – Board will call attorneys one more time before end of year
 - D Khadra to coordinate
- Building A crawl space – Blocking update
 - American Properties & EFI scheduled to do work first week of December 2021
 - EFI has provided reinforcement/repair plan



- Building K crawl space – EFI will inspect first week of December 2021
- Damage fence at 3380 LLC
 - Metro contracted vendor (Rich Mason) to repair fence
 - Co-Owner will file claim with his insurance company
 - Metro will follow up with Co-Owner and Co-Owner's son
- Social Committee Update
 - Christmas Party – scheduled for December 9, 2021

Meeting Minutes – Community

- 3362 LLC detached garage is missing gutter
 - Co-Owner to submit Work Order
- 3372 ASD chimney leak
 - Fire Class to make the repair
- Bldg. H lights constantly on
 - Co-Owner to submit Work Order