

PARSONS POND CONDO ASSOCIATION ANNUAL MEETING

May 19, 2025, 6:00pm
North Deering Congregational Church

Attendees: Rich Abramson (President), John Romei (Vice President), Susan Isenman (Treasurer) Harriet Schultz (substitute Secretary), Buce Roberts, Preston Robison and Terri Colon (Property Manager).

Rich Abramson called the meeting to order at 6:02pm.

A quorum was established.

NEW BUSINESS:

Carole Barber introduced new Settlers Court residents Sally Michel and John Koutny.

Owners and board members introduced themselves.

Preston Robison moved to accept the minutes from the May 20, 2024 annual meeting. Susan Isenman moved to do so and John Romei seconded. The motion passed.

Susan Isenman's Treasurer's Report (included in the packet sent to all residents) was introduced. A motion to accept the report was made by John Romei with a second by Bruce Roberts. The motion passed.

Carole Barber asked about the \$6500 expenditure for exterminators. Terri Colon explained that covers treatment of units' perimeters and removal of flying squirrels from indoors.

Terri Colon presented the Property Manager's report (included in packet sent to all owners).

There was an issue with the light in the church elevator not working which prevented an owner with a walker from attending the meeting. Condo meetings must be handicapped accessible. Terri Colon said she would notify the church about the issue. Bruce Roberts noted that a resident of Settlers Court has limited sight and signage along our road should indicate that.

CONSENT AGENDA:

The Board approved the following with a motion by Susan Isenman, seconded by Tom Porter.

- a. Planter removal and replacement: 17 Wakely
- b. Patio doors: 22 Wakely
- c. Window replacement: 21 Wakely
- d. Window replacement: 5 Braddish
- e. Window replacement: 9 Braddish

PRESIDENT'S REPORT:

Outgoing President Rich Abramson thanked the Board for its hard work.

The Board is leaving Parsons Pond in better condition than they found it including the pool renovation, the nearby North Deering Park, installation of a generator to provide power for the sump pump during a power outage, plantings around the pond, an improved walkway around the pond, gatherings of residents at pond and pool parties. He noted the help of Bruce Roberts in dealing with the delinquent owner of 57 Parsons Pond Drive.

Rules and bylaws will be updated to reflect current practices.

OLD BUSINESS:

Late fees:

Late payment of monthly HOA fees and special assessments have become an issue.

They are due on the first of the month, with a seven-day grace period. Mail delays will not be an accepted excuse so Terri Colon suggested that online payment be utilized or that checks be dropped off at Foreside's office (202 US Route 1, Suite 206, Falmouth, ME 04105) or mailed to it instead of the Atlanta address in the coupon book.

Tot lot:

A motion was made by Tom Price, seconded by Bruce Roberts to approve a new policy for the tot lot, which was approved.

The lot will be open from 8am until dusk

The access gate should be kept locked at all times. The pool key works on this lock.

An adult must accompany children.

Use of the lot is at your own risk.

A resident must accompany guests.

No food, glass, smoking, vaping, animals, pets, audio devices, etc. may be used in the tot lot.

Handbook and Bylaws:

A committee is working with condo lawyers to revise both the handbook and bylaws to reflect current laws and practices.

NEW BUSINESS:

The new board was approved by unit owners present and proxies and elected Tom Price, Preston Robison, Paul Shupe, Bruce Roberts and Becky Burns.

Committee Reports:

Pond: John Romei reported that the fountain will not be replaced and instead a higher power aerator will be installed to assist the existing bubblers in keeping the pond clean.

Residents and their guests are allowed to fish without the use of barbed hooks. Others cannot fish in our pond.

Pool: Becky Burns reported that the pool should be ready to open at the start of Memorial Day weekend with a party scheduled for 4:30pm on Monday, May 25. The new furniture is in place.

Buildings and Grounds: Bruce Roberts reported that Nelson will re-seed some lawns and repair damage from road salt that destroyed grassy edges. They will also improve the surface of the overflow parking area near the pool. A request was made to fill in the growing number of cracks in our roadways before they become worse.

Communications: MaryAnn Shupe reported that eight new residents have been welcomed. Pond parties will be scheduled in summer.

Recreation: Faith Johnson reported that the pickleball and tennis courts are open. Equipment for pickleball, shuffleboard and corn hole are stored in a bin at the court. There is a new door to the courts that can be unlocked with the pool key. Gretchen Drown reported that a survey of residents found that Sunday morning is the preferred time to have the pickleball court used. The pickleball open party is scheduled for June 1 after several rain delays.

A motion was made to adjourn and approved.

Submitted by
Harriet Schultz
Substitute secretary