

PARSONS POND CONDOMINIUM  
ASSOCIATION BOARD MEETING

February 13, 2023  
6:00 p.m. VIA Zoom

Attendees: Rich Abramson (President), John Romei (Vice President), MaryAnn Shupe (Secretary), Susan Isenman (Treasurer), Bruce Roberts, Susan Trusiani, Terri Colon (Property Manager) Owners present included Carole Barber, Patty Byers, Preston Robison, and Becky Burns

Rich welcomed everyone and the meeting was **Called To Order** at 6:04 p.m.

**Owner Comments and Questions:**

Carol asked whether the Association had any liability regarding the work that is being done at 57 and 59 Parsons Pond Drive.

- Terry said the repair work is nearly finished and that we are working with the insurance company to determine what will be covered.
- Since the mold issue crossed the wall into another unit it is the Association's responsibility to make sure it's fixed.
- The invoices for work that has been done will need to be paid, and reimbursement for these costs will be determined based on the outcome of the insurance claims and lawsuits that have been filed.

Preston asked for more clarification about who is responsible when there is damage inside a unit, or an adjacent unit.

- The bottom line answer as to who is responsible for the cost of repair is based entirely on cause.
- As a general rule Owners are responsible for work and damage inside their units.

**Approval of Minutes:**

A motion was made to approve the January 5, 2023 Board Meeting Minutes. It was seconded and **APPROVED**.

**Treasurer's Report**

**Susan Isenman, Treasurer**

- The December financials have been finalized and Susan is working on a year end summary for 2022.
- She will meet with her committee to review 2022 and discuss the 2023 budget.
- A deposit for the tennis court repairs has been paid
- The January financials are not yet complete but we have received invoices that are higher than anticipated due in part to a 23% increase in trash removal and

a significant insurance premium increase. We did not receive notification of these rate changes prior to finalizing the budget. Terri has been in conversation with Casella to investigate ways to reduce rubbish removal costs but we are currently at the lowest rate possible for the services that are provided.

- We are still contributing to Reserves at a rate of \$5,720.25 per month which is \$448.17 less than in 2022.

**There were no Consent Items to approve.**

### **Pool Committee Report**

**MaryAnn Shupe, Chair**

- MaryAnn is grateful for the committee members who care deeply about the pool. (Susan Isenman, Patty Byers, Jody Douglass, Becky Burns, and Rochelle Roberts)
- The Committee identified and discussed areas that either need to be addressed or evaluated:
  1. pavers
  2. wooden fence replacement/repair
  3. assessing the status of pool itself including the cover
  4. improved landscaping inside and outside the pool
  5. the addition of a spigot at the pool
- The committee feels that because of safety the most important issue is evaluation of the pavers.
- Until we know what is necessary with the pavers and other priority pool work, we might look into some temporary repairs on the fence to improve the aesthetics while we determine how the fence replacement fits into the pool project as a whole.
- There was discussion and brainstorming about strategies to move forward and the Committee will meet with Terri to get the appropriate estimates and to develop an overall plan.

Based on a request, and a recommendation from the Committee, MaryAnn moved to add quiet lap swim and water exercise time from 7:00 a.m. to 8:00 a.m. It was seconded and **APPROVED**.

### **Grounds and Building Committees:**

**Bruce Roberts, Co-Chair**

- Bruce reported that he and Sean had a good first meeting with the combined committees.
- Bruce pointed out that after reviewing past Criterium reports it's clear that we are not putting enough funds into our Reserves accounts to cover all the work that needs to be done.

- Terri pointed out that Parsons Pond is about “average” as compared to other Associations in terms of Reserves funds; some are very prepared, some are not at all. We are somewhere in the middle.
- Information was gathered about the timing of previous roof work and the committee will work with Terri to develop a plan to assess and to begin work on roofs.
- Terri said there is at least one roof with a leak as a result of a recent storm and there are at least 6 total at this time with issues. The committee will work with Terri to have professionals evaluate the roofs and to develop a plan for replacement beginning with the ones that are damaged or at greater risk.
- The point was made again that tree work needs to be done at the same time roofs are replaced to prevent moss growth and protect our investment.
- Clarification is needed about the status of CR services and recommendations for the buildings punch list for 2023. Bruce will follow up with Chris.
- Bruce and Sean hope to get Vendors and Contracts for buildings and grounds in a central location such as a virtual dropbox or cloud storage so Board members can have easy access. It would be helpful to this Board and future Boards to have everything in one place.

#### **Tennis Court Repairs:**

**John Romei, Chai**

No news to report other than that the deposit has been paid for repairs to happen in 2023.

#### **Other Committee Reports**

MaryAnn mentioned that a newsletter would go out some time in March and she will be looking for submissions.

#### **New Business:**

MaryAnn asked for advice on how to handle a concern a resident had about an uncomfortable interaction with another resident. Terri is going to handle the specifics of this particular complaint with the Owner, and MaryAnn, with the help of the Board, will also work on a newsletter article with recommendations to Owners about how to handle touchy situations.

Rich thanked Owners for coming and the Board moved into executive session at 7:18.

A motion was made to adjourn the meeting at 7:56 It was seconded and **APPROVED.**

Submitted by MaryAnn Shupe, Secretary