

**PARSONS POND CONDOMINIUM ASSN.
BOARD MEETING
September 21, 2023
6:00 p.m.
North Deering Congregational Church**

Attendees: Rich Abramson (President), John Romei (Vice President), Susan Trusiani (Secretary) Susan Isenman (Treasurer), Becky Burns (Pool Cmte), Sean McCarthy, Bruce Roberts, Terri Colon (Property Manager)

Owners Present: [list to be attached by Terri Colon]

Rich welcomed everyone and called the meeting to order at 6:05 p.m. He thanked those who organized and attended the prior night's pizza party on Cresfield Terrace. He then outlined how the meeting, which was focused on the pool project, would proceed.

He further stated that board members are all volunteers who are doing their best to maintain our 30+ year-old community's 59 units and recreational facilities, which need work. He encouraged residents to volunteer and then opened the floor to comments from those present.

Treasurer's Report: Susan Isenman's report is attached.

Pool Committee Report: Becky Burns introduced other members of the committee: Maryanne Shupe, Patty Byers, Rochelle Roberts, Susan Isenman and Preston Robison. The group began work on a comprehensive plan to restore the pool area in January. They have since obtained quotes for pavers, a privacy fence, pool cover and tubes, filter system, electric heater, and landscaping. Updated and additional pool furniture has been removed from the project in an effort to respond to concerns regarding total costs. The initial proposal to complete the work in one phase with one assessment was revised to two, the first this fall with the remainder in the spring of 2024.

Comments: Owners posed many questions and concerns about the pool project including the need for a new fence v. repair of the existing one, the type of pool cover selected and the synergy of the filtration and heater systems. There was discussion about the financial burden of frequent assessments and annual increases in HOA dues.

Bruce Roberts said that the HOA Declarations from 1986, when the project was built, require repair and maintenance of recreational facilities. Volunteers performed much of the work that has been completed and we now have tennis and pickleball courts, shuffleboard and corn hole games available.

Bruce also gave a status report on ongoing legal issues with an owner who is in arrears.

Rich instructed the pool committee to find savings in the proposed projects if possible. A motion was made and seconded to approve the pool restoration as two parts, not to exceed \$111,795 with assessments \$1,065 and \$829 and was approved 23 to 11.

The meeting was adjourned at 7:40 p.m.

Submitted by Susan Trusiani and Harriet Schultz