Horizons Condominium Owners Association
Board of Directors Meeting Minutes
Saturday, November 8, 2025 │ 9:00 am

The Meeting of the Board of Directors (the "Board") of Horizons Condominium Owners Association (the "Association") was duly held in the Garden Room and via zoom on Saturday, November 8, 2025

There were present:

x	Michael Coscia (zoom)
x	Ed Chamberland
	Tom Tremblay
x	Michele Butler
x	Kathy Degan
x	Vinny Zaccardi
x	Lorraine Ilsley

Constituting a majority of the directors and a quorum. Also present were:					
	Sharon Zaccardi		Kathy Sweeney and Linda Ho		George Gochros (zoom)
	Dave and Cindy Barton Ann Gallagher (zoom) Angela Pollini Michael Abbott Joann Boczenoski		Roseann and Barry Stearns (zoom) Jill LaPoint (zoom) Tom Kerekes (zoom) Robert Carey (zoom)		Kim Almgren (zoom) Leo Dunn Seth Brawer Amy Poe (zoom) Jody Moorodian

ITEM I. Approval of Minutes **Mike Coscia**

- Minutes from the April 26, 2025 BOD meeting were presented for approval.
  - MOTION WAS MADE BY L. ILSLEY AND SECOND BY M. BUTLER TO APPROVE THE MINUTES AS PRESENTED. VOTE WAS UNANIMOUS TO APPROVE.
- Minutes from the June 2, 2025 BOD meeting were presented for approval. L. Isley requested an amendment to reflect the continuation of the May 25, 2025 meeting to June 2, 2025.
  - MOTION WAS MADE BY L. ILSLEY AND SECOND BY M. BUTLER TO APPROVE THE MINUTES AS AMENDED. VOTE WAS UNANIMOUS TO APPROVE.
- Minutes from the September 20, 2025 BOD meeting were presented for approval

- MOTION WAS MADE BY M. BUTLER AND SECOND BY E. CHAMBERLAND TO APPROVE THE MINUTES AS PRESENTED. VOTE WAS UNANIMOUS TO APPROVE.

ITEM II. Owner Discussion **Mike Coscia**

- The floor was opened for discussion by owners in attendance.
  - George Gochros asked if his renovations were approved
  - Goerge Gochros asked about SPS investigation and what potential assessment might be
  - Jody Moorodian expressed thanks for the tennis court repair

ITEM III. Treasurer's Report

- Expenses are tracking as budgeted
- Some unexpected expenses on cottages

MOTION BY M. BUTLER AND SECOND BY E. CHAMBERLAND TO APPROVE THE TREASURER'S REPORT. VOTE WAS UNANIMOUS TO APPROVE.

ITEM IV. Property Manager's Report **Ed Chamberland**

- Cottage 4 repairs continue - new roof installed
- Cottage 2 roof repaired and now ceiling and wall sections are being completed
- Continued efforts to eliminate electrical outlets in storage units
- Boilers have been serviced and all issues should now be resolved
- Leak test performed on fire suppression system - leak found in underground pipe that feeds the annex
- Water pipes under Garden Room have been leaking and will need to be addressed
- Annex waste pipe drainage was investigated and no issues were found

ITEM VII. Old Business **Mike Coscia**

- Jake to meet with Louisa and her daughter to determine next steps on garage
- Camera Policy tabled - preliminary pricing obtained and further discussion needed
- Tennis court repair completed by Dave Degan
- Rental policy needs further discussion by the Board
- Flag Policy - the Board will, to the best of its ability, adhere to the State of Maine laws regarding flag procedures. Link to Maine Revised Statutes below:
  https://legislature.maine.gov/statutes/1/title1ch9sec0.html

  MOTION BY M. BUTLER AND SECOND BY E. CHAMBERLAND TO ADOPT THE LANGUAGE ABOVE. VOTE WAS 5 IN FAVOR, 1 AGAINST (K. DEGAN)

ITEM VIII. New Business **Mike Coscia**

- SPS presentation scheduled for December 3, 2025 via zoom - link will be sent to owners
- Elevator upgrades needed to bring elevator up to Maine standards. Otis is recommending a modernization of elevator due to age and unavailability of parts. Current quote is $124,000 to

modernize and replace all controls. Additional costs may have to be incurred to address modifications to the building or the electrical system.

- Holiday party scheduled for December 13, 2025, 5pm in Garden Room and Bar
- Suggestion made to have SPS report worded in a way that is favorable to future insurance claims
- In response to a question about the investigation and future assessments, it was stated that SPS will be submitting recommendations for priorities of maintenance and repairs based on the SPS inspections as well as other issues that need to be addressed at the Lookout.

With no further items of discussion:

MOTION WAS MADE BY M. COSCIA AND 2ND BY E. CHAMBERLAND TO ADJOURN THE NOVEMBER 8, 2025 BOARD OF DIRECTORS MEETING AND MOVE INTO EXECUTIVE SESSION. VOTE WAS UNANIMOUS TO APPROVE.

Meeting adjourned at 9:46AM.

Respectfully Submitted,

Michele Butler

Secretary