



**Horizons Condominium Owners Association
Board of Directors Meeting Minutes
Saturday, February 8, 2025 | 9:00 am**

The Meeting of the Board of Directors (the “Board”) of Horizons Condominium Owners Association (the “Association”) was duly held via zoom on February 8, 2025

There were present:

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

Constituting a majority of the directors and a quorum. Also present were:

	Linda Ho		Sharon Zaccardi		
	Marie-Anne Ward				

ITEM I. Approval of Minutes

Michele Butler

- Minutes from the January 11, 2025 regular BOD meeting were presented for approval.

MOTION WAS MADE BY KATHY DEGAN AND 2ND BY ED CHAMBERLAND TO APPROVE THE MINUTES AS PRESENTED. VOTE WAS UNANIMOUS TO APPROVE.

ITEM II. Remodel requests

- No requests to consider

ITEM III. Owner Discussion

Kathy Degan

- The floor was opened for discussion by owners in attendance.
 - Marie Anne Ward inquired about the additional property manager administrative position

ITEM IV. Property Manager Report

Ed Chamberland

- No updated report at this time

ITEM V. Treasurer’s Report

Tom Tremblay

- Plumbing and mechanical invoices from GP received over last month, dating back to November dates of service - bulk of line item has been expended at this point due to the boiler repairs needed
- Freeze alert additional costs for Jake’s added time will be allocated to property manager line item
- Based on current tracking, expenses will come in right at budgeted amount

- 6 owners still owe 1/1 dues
- Bank account balance - \$135,400
- Discussion ensued regarding additional and ongoing plumbing and mechanical issues that are being resolved in the building

ITEM VI. Old Business

Kathy Degan

- Dumpster use - updated rules regarding dumpster use and what cannot be thrown in the HCOA dumpsters

MOTION WAS MADE BY TOM TREMBLAY AND 2ND BY MICHELE BUTLER TO APPROVE UPDATED DUMPSTER RULES. VOTE WAS UNANIMOUS TO APPROVE.

- Owner request to ban smoking from the building - proposal put forth to prohibit smoking, e-bikes and other open flames

MOTION WAS MADE BY MICHELE BUTLER AND 2ND BY KATHY DEGAN TO APPROVE OPEN FLAME POLICY AS PRESENTED. VOTE WAS UNANIMOUS TO APPROVE.

- Rules and Regulations document will be updated to reflect changes made in this policy and owners will be notified via mail

ITEM VII. New Business

Kathy Degan

- Storage Units - update to pricing and switch to fiscal year billing instead of calendar year billing
 - 3 price points instead of current 2
 - \$150 - indoor units (excluding bar units)
 - \$350 - bar units
 - \$900 - pool house units
 - One unit per owner - current owners grandfathered in
 - One waitlist
 - No use of electrical outlets in storage units - owners will be notified and given time to remove items that are running on electric
 - Billing will be trued up at 7/1 to bring billing in line with fiscal year

MOTION WAS MADE BY MICHELE BUTLER AND 2ND BY KATHY DEGAN TO APPROVE THE STORAGE UNIT RENTAL FEES AND GUIDELINES AS PRESENTED. VOTE WAS UNANIMOUS TO APPROVE

- Owner requested a ping pong table in the common area. HCOA does not have funds in the budget. Ping pong table request denied.

With no further items of discussion:

MOTION WAS MADE BY MICHELE BUTLER AND 2ND BY KATHY DEGAN TO ADJOURN THE FEBRUARY 8, 2025 BOARD OF DIRECTORS MEETING AND MOVE INTO EXECUTIVE SESSION.. VOTE WAS UNANIMOUS TO APPROVE.

Meeting adjourned at 9:58 AM.

Respectfully Submitted,

Michele Butler

Secretary