Horizons Condominium Owners Association
46th Annual Meeting Minutes
Sunday May 25, 2024 │ 9:00am

The Annual Meeting of Horizons Condominium Owners Association (the "Association") was duly held in person at 55 Israel Head Road, Ogunquit, ME on May 25, 2025

There were present:

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

Constituting a majority of the directors and a quorum.

ITEM I. Welcome **Kathy Degan**

- New owners were introduced
- Social committee members were introduced
- Brenda Regan was introduced as new administrative support

ITEM II. Approval of Minutes **Michele Butler**

The minutes from the 2024 Annual Meeting of the Association were presented.

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

ITEM III. Treasurer Presentation **Tom Tremblay**

- Current fiscal year budget status was reviewed, including review of key line items and expenses to date
- Budget for next fiscal year was presented – budget covers expenses and also covers needed capital projects
- HOA fees will increase by 16.48% - key line items were reviewed, including increase of $60,000 to capital project line item
- Current bank account balances were presented
- The floor was opened for questions

ITEM IV. Property Management Presentation **Jake Kennedy**

- Many unexpected issues came up – predominantly plumbing/heating issues

- Oil tank will be cleaned in late summer/early fall, which will alleviate water issues
- Cottage 2 roof replacement was completed
- Repairs to sprinkler system were completed, including leak repair
- Tree trimming completed
- New washer/dryers installed; in addition to app, HOA is working on being able to use debit cards
- Cottages have recently had animal penetrations – exclusion work and masonry work in progress
- Elevator phone line and alarm panels switched to digital call outs
- Unit safety inspections completed in the fall to review life safety issues, as well as window and door inspections. Windows and doors were evaluated using point system to develop priority list for future repair
- The floor was opened for questions

ITEM V. Insurance Presentation **Kathy Degan**

- Since 2020, building limit has increased from $8M to $17M, which increases premiums to master policy
- Liberty renewed policy, with an increased premium of $119,783
- Owners encouraged to provide their personal insurance companies with master policy information
- The floor was opened for questions

ITEM VI. Owner Storage Changes **Vinny Zaccardi**

- Inventory/inspection of storage units was completed
    - 61 storage units in main building and pool area (40 in main storage area, av. 25sf; 2 units in bar area, approx. 90sf; pool area units approx. 230 sf)
- Charges will transition from calendar to fiscal year billing
- Annual fee increased for bar units and pool units and costs will be reevaluated next year
- Moving forward – one storage unit per owner
- Some units have electrical outlets – those will be disconnected so electricity cannot be used
- The floor was opened for questions

ITEM VII. Rule Changes **Kathy Degan**

- New rules adopted at 2/8/25 board meeting were reviewed
- Bicycle charging has to take place more than 10' from building
- Smoking inside the buildings is prohibited – will be updated to specify no smoking on decks
- Candles, open flames, grills prohibited
- Dumpster use updated – unwanted furniture and/or construction debris not allowed in dumpster

ITEM VIII. Open Owner Discussion

- Stringing fishing line along top edge of deck will prevent birds from landing on the deck – could be an option for the chimney
- Algae difficult to remove from decks
- Owner help requested in finding available contractors for projects
- Outside of building needs power washing

ITEM IX. Board Member Elections

- Ballots were mailed to Owners in advance with voting also available in person.
- Results of the election:
    - Ed Chamberland – 47
    - Tom Tremblay – 47
    - Mike Coscia – 45
    - Leo Dunn – 3
    - Dave Barton - 2

ITEM VIII. Adjournment

With no further items of discussion:

MOTION WAS MADE BY KATHY DEGAN AND 2ND BY MICHELE BUTER TO ADJOURN THE MAY 25, 2025 ANNUAL MEETING. VOTE WAS UNANIMOUS TO APPROVE.

Meeting adjourned at 10:27 a.m.

Respectfully Submitted,

Michele Butler

Secretary