



**Horizons Condominium Owners Association
Board of Directors Meeting Minutes
Saturday, March 14, 2026 | 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, March 14, 2026

There were present:

	Michael Coscia
x	Ed Chamberland
x	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 Beth Chambeland Jody Moorodian (zoom)	Kathy Tremblay Leo Dunn Tom and Sue Kerekas (zoom)	Lloyd Isley Roseann Stearns Joanne B (zoom)
Jake Kennedy Ann Howe Marie-Anne Ward (zoom) Marianne Mullin (zoom) Moxie Gray	Kathy Sweeney Linda Ho Donna Turner Angela Pollini Bernie Cornell	Barry Stearns Mark Howe Richard Hallin (zoom) Dave Barton Anne Gallagher (zoom)

ITEM I. Approval of Minutes

Ed Chamberland

- Minutes from the January 10, 2026 BOD meeting were presented for approval.
- Minutes from the February 9, 2026 BOD meeting were presented for approval.
- Minutes from the February 23, 2026 BOD meeting were presented for approval.
 - MOTION WAS MADE BY M. BUTLER AND SECOND BY L. ILSLEY TO APPROVE THE MINUTES AS PRESENTED. VOTE WAS UNANIMOUS TO APPROVE.
- Ratification of Board action taken since May 25, 2025

- MOTION WAS MADE BY M. BUTLER AND SECOND BY V. ZACARDDI TO RATIFY BOARD ACTION. VOTE WAS UNANIMOUS TO APPROVE.

ITEM II. Owner Discussion

Ed Chamberland

- The floor was opened for discussion by owners in attendance.
 - Roseanne Stearns inquired as to minutes and ratification of actions taken by the Board

ITEM III. Treasurer's Report

Tom Tremblay

- 3/5 Budget report
 - 2 unit owners have not paid last quarterly dues
 - Winter conditions have had an impact on snow removal - \$3600 budget compared to \$8300 spent to date
 - Plumbing and mechanical currently \$3900 over budget due to thermostat replacements
 - Oil burner cleaning scheduled for April for the cost of \$2000
 - Trash removal bills have gone up
 - Insurance costs for the year will come in \$10,000 under budget
 - Electricity costs may come in slightly over budget due to winter electric use
 - Overall expenses are tracking to budget

ITEM IV. Property Manager's Report

Jake Kennedy

- A few freezes occurred with a minor break under Unit 214 which was fixed without major intervention
- Cottage 4 still has stairs and trim pieces to finish in the spring
- Unit 200 is being remodeled and will be completed by season deadline
- Parking lot sealing will occur in April - no dates secured yet but owners will be provided with information once available
- Sprinkler pipe to annex was reworked to go above annex, eliminating underground pipes
- 4 quotes received for elevator modernization project
- Asbestos found in crawl space - package developed to put out to abatement contractors for bidding
- Building analysis - SPS engaged for Phase 3 to develop bid packages for desired scope of work. Core test on roof has been completed and analysis of core test is pending

ITEM VII. Old Business

Ed Chamberland

- Gate and fire lane - tabled
- Garage by pool storage - tabled
- Sprinkler engineer requested additional time for design work. Board granted extension.
- Policy on Action without a meeting - Board approved policy

ITEM VIII. New Business

Ed Chamberland

- SPS financial update - SPS is working on obtaining firm quotes for scope of work
 - Lorraine Isley has spoken with multiple lenders about loans for the upcoming projects and explained the options being investigated

- Discussion with owners about project priority list and cost of various projects in the pipeline
- Fire protection system upgrade - working with an engineer to review existing system and we are waiting on a design package to obtain pricing - design package expected May 1, 2026
 - Flow test will occur before Memorial Day
- Elevator update - 4 quotes received and Board is reviewing
- Asbestos Renovation Impact Study - quotes for abatement are being obtained
- Insurance renewal
 - Last year's policy premium was \$10,000 less than budgeted
 - This year's policy renewal had 2% increase, which reflects increase in building limit
 - Replacement cost - \$335/sf with blanket coverage of \$21,000,000
 - Schedule of values tabled to correct errors
- Grill placement
 - Our insurance company recommends grills be placed no closer than 25' from a structure; NFPA requires grills to be 10' from a structure
 - Discussion ensued regarding grill placement for cottages
 - V. Zaccardi and T. Tremblay to look at cottage grills and make recommendation
- Lookout appraisal with Town
 - Town tax rate continues to increase; owners have option to file for abatement with the Town

With no further items of discussion:

MOTION WAS MADE BY M. BUTLER AND 2ND BY T. TREMBLAY TO ADJOURN THE MARCH 14, 2026 BOARD OF DIRECTORS MEETING AND MOVE INTO EXECUTIVE SESSION. VOTE WAS UNANIMOUS TO APPROVE.

Meeting adjourned at 10:21 AM.

Respectfully Submitted,

Michelle Butler

Secretary