

Spyglass Landing Condominium Association, Inc.

Board of Directors Meeting

Extra session

Ventress Library, Marshfield, MA 02050

Tuesday July 12, 2016

Call To Order: 1 P.M.

Board Present: Joe Wolfe, Marcia Walsh, Joan Cooley, Tim Riordan

Quorum- Quorum Present

The Board is waiting for a response from a recent violation. This will be reviewed at the next Board meeting.

The Board discussed the lack of a response from J Michaels regarding the invoices his company sent us.

Joe Wolfe will draw up a release and a third letter to the company. If no response the Board will consult an Attorney to file a claim for triple damages and legal fees.

Tim gave an update on the insurance revaluation being done by Paul Connolly. Some corrections were noted in his report and we are waiting for the final report.

The Board discussed the winter contract with Taylor Lumber for 2017. Taylor has increased his prices saying he underbid last year. The Board decided to get new quotes from some other companies. Tim will meet with Taylor and try to negotiate some of the increases down.

The Board voted to go with the \$4k price from Tomasi for the trimming of the shrubs.

The Board discussed how we can pay for the Capital Reserve study requested by the Homeowners at the last forum. The price is \$9.1K and would be \$108.00 per unit. The Board voted to do a supplemental assessment payment, payable over 5 months to cover the expense, starting August 2016.

Joe Wolfe went over the reasons why we should use a sellers disclosure statement to ensure new unit owners are made aware of anything they are responsible to maintain. The Board voted to start using this for any future sales.

Meeting adjourned: 2:20 p.m.

Respectfully Submitted,

Marcia Walsh, Clerk