

Spyglass Landing Condominium Association, Inc.

Board of Directors Meeting

Arbor Management Company Inc.

One Snow Road, Second Floor, Marshfield, MA 02050

Wednesday February 17, 2016

Call To Order: 10 a.m.

Board Present: Stacey Monahan, Joe Wolfe, Jack Prendergast, Joan Cooley (via conference line)

Management: Genie Kennedy, President, Matthew Page, CMCA

Quorum- Quorum Present

Approval of January 20, 2016 minutes, motion made and duly seconded, it was unanimously voted.

Transition and near term issues:

Rise Engineering- Joe Wolfe has been working with Wayne Ferris from Rise Engineering to finalize the heating portion of the Mass Save audit. This should be complete soon and a notice will be sent to all homeowners.

The irrigation accrual was reversed at the transition to Arbor. We have 4 accounts and the total was \$6,418 for 2015.

The WWTP transfer is still being worked out. The DEP has approved the rewrite of the trust agreement. The Reserves needed for this transfer are \$71 thousand for the Immediate Repair and/or Replacement escrow account and 18 thousand for the 25% Capital Reserve trust account.

Paul Connolly will be doing the replacement cost insurance evaluation for our community this month.

Rich at Arbor has retired and Genie is now the President of the company.

Violation letters are being sent out to two homeowners this month for recent occurrences.

Arbor will look into vendors to recommend someone for any homeowners wishing to have annual maintenance performed on their furnace and A/C. This was a request from homeowners at the last forum.

Eric Heartquist noticed that a letter had fallen off our sign and brought it to our attention. This is being repaired by Arbor.

In order to use salt on the roads, we need the written consent of the Planning Board. First, we would need to advise homeowners of the pros and cons of using salt and ask them if they want to use salt on our roads. The Board is looking into this because Stonybrook is not on the "do not salt" list and using salt could make our roads safer.

The meeting was adjourned at 12:00 p.m.

The next meeting is scheduled for March 16th at 10 a.m. at Arbor.

Respectfully Submitted,

Marcia Walsh, Clerk