

Spyglass Landing Condominium Association, Inc.

Board of Directors Meeting

Arbor Management Company Inc.

One Snow Road, Second Floor, Marshfield, MA 02050

Wednesday January 20, 2016

Call To Order: 10 a.m.

Board Present: Joan Cooley, Stacey Monahan, Marcia Walsh, Joe Wolfe, Jack Prendergast

Management: Genie Kennedy, Vice President, Matthew Page, CMCA

Quorum- Quorum Present

Approval of November 18, 2015 minutes, motion made and duly seconded, it was unanimously voted.

Transition and near term issues:

The Board met with Kevin Dalton at the beginning of the meeting regarding the snow removal equipment parked across from his unit. Kevin and his wife are concerned about the eyesore that it presents and backing up from their driveway, especially at night. He said the Board asked him about parking there last year and that he said no and they parked elsewhere. The Board said that the snow equipment was parked in front of 25 Spyglass last year and that we are trying to change location very year so the same unit doesn't get impacted. We advised him that we would have Taylor put reflectors on the fronts of the plows so that they can be seen in the dark. We plan on changing the location every few months or each year.

The amount needed for the two DEP escrow accounts will be moved during January from the money market account. The remaining long term reserve funds from the money market account will be used to fund the new accounts. It was unanimously voted to have Arbor Management act as the escrow agent and trustee for the escrow and trust accounts. The Board will provide them with the documents needed for the yearly DEP report 4 to 6 weeks in advance in February or early March each year.

The Board had previously voted 4-1 to replace Jack's spot on the Finance committee with Deb Springhetti.

The Board also reaffirmed that it will post the balance sheet and income statement monthly on the website.

The Board discussed the hiring of Paul Connolly for the insurance reevaluation of the community. It was decided to move on to the reference checking stage.

The Board next discussed contacting the DPW to check if salt can be used on our streets.

The next topic was Tomasi Landscaping and the use of weed whackers. We discussed having them edge further out from the buildings because we get a lot of damage to siding from the weed whackers.

Arbor reported that they have a record of 99% of the crack x warranties that are on the units. They are compiling a listing for future reference.

The oil stains noticed on the streets which were thought to have come from Republic Services trucks was discussed. No one knows for sure if they were from that or from a paper delivery car that leaked oil. The Board discovered that no one signed the waiver of liability when we contracted with the town. It should have been given to us to sign and wasn't.

The next discussion was about the follow up needed to decide the concrete schedule for spring work. This is still being looked at.

The Board decided to schedule a Homeowners Forum to be held at the library in the daytime in February.

The meeting was adjourned at 12:01 p.m.

The next meeting is scheduled for February 17th at 10 a.m. at Arbor.

Respectfully Submitted,

Marcia Walsh, Clerk