

EAW BOARD MEETING MINUTES

August 11, 2015

2:00 PM

Board Members in attendance: Jennie Krogulski, President; Dave Gauvin, vice-president; Guyla Daley, treasurer; Warren Johnson, secretary; Dave Bowers

Staff in attendance: Doug Skelly, Jordan, Berlinger, Denise Dominguez, Mark Megliore

(Roll Call): Debra Schumann - #107, Mrs. Nagy – #1301, Shirley Johnson - #1506, Derek & Pam Knight - #509 & Renee Evans - #118 Renee Evans

Meeting Called to Order by Jennie Krogulski at 2:15

Dave Bowers respectfully resigned his position on the board for personal reasons. Approval of Minutes of last meeting: Board approved the minutes of July 7, 2015 unanimously.

Motion to approve the July 7, 2015 minutes was made by Jennie Krogulski and seconded by Dave Gauvin. The motion was unanimously carried.

OLD BUSINESS

Update on 1408—Per Denise this item was moved to executive session which took place immediately following the board meeting.

Landscaping---EAW will be seeking better prices for pine straw/mulch and will be looking at partial fill of some plant beds as some of the mulch will be destroyed by the construction.

Construction Update----Denise reported that Highsmith Construction has begun to bring materials to the property in preparation of starting construction. Highsmith reported that they would begin preliminary work on Wednesday.

Water System----Warren reported that EAW sought legal counsel and served notice to Utility Billing Services to end service at the Estate, effective the end of October. In November, High Tide will begin assessing the water bills for collection from individual units. Board needs to consider options to include payment through HOA dues or separate billing. In addition, board will need to consider options to contact owners to let them know that UBS billing will end in October.

NEW BUSINESS

Derek Knight shared his experience with flooring and his concerns about policies and rules regarding flooring. His experience has been, that regardless what type of flooring is used, the current sub-flooring is not capable of absorbing sound. The recommended cork flooring, carpet/padding or other means to absorb noise from surfaces, do not, in his opinion, address the issue without going under the sub-flooring and correcting with insulation. This has been an expensive lesson for him to learn. He recommended that the

board remove all rules on flooring. The motion was made to strike the rules regarding flooring by Dave Gauvin, seconded by Jennie Krogulski and unanimously carried.

President's report on Part time and Temporary Help—Denise is looking at completing the audit on resident/owner records and has requested hiring a part-time or temporary staff member. Guyla Daley recommended adjusting the hours of operation vs. hiring of part-time staff. Following discussion, the board agreed that the office should be closed on Wednesdays and hours of operations should be 9-4 on other days. Denise will give the board feedback to let them know if this solution is working.

Treasurer's Report: Guyla gave an update on the financial reports for July. Guyla made a recommendation to pay off the current loan the EAW has with First Insurance Funding from the Reserve Account. The proposal is to borrow from the reserve account \$100K and repay the reserve \$20K per month August – December. In doing so, this would save the EAW interest cost. After a brief discussion a motion to accept the recommendation was made by Jennie Krogulski and seconded by Dave Gauvin and unanimously carried.

In addition, Guyla made a recommendation to move \$1,800,000 to a six month CD @ .8% interest and moving \$2,150,000 to a 52 week CD @.8% interest. After brief discussion Dave Gauvin made a motion to accept the recommendation in moving both the \$1,800,000 and \$2,150,000. Jennie Krogulski seconded the motion. Motion carried with 3 in favor of moving the funds and 1 abstaining.

Parking---Board unanimously agreed with High Tide's recommendation to extend guest parking passes to 72 hours in hopes of curbing after hour calls to High Tide.

On Call Compensation---We currently have two maintenance people who alternate being on call on weekends. High Tide recommended compensating the on-call staff member \$50 per night for two nights each week to cover the weekends and \$50 for holidays when applicable. (\$100 total for the typical weekend). Warren made the motion, Jennie seconded the motion and it passed unanimously.

Rules and Regulations----The board has been asked to review rules and regulations and to be prepared to discuss at the next meeting, especially rules in regard to standardizing fees and fines.

Meeting was adjourned at 4:58.

Next meeting will be September 1, 2015