

Board members attending: Bob & Ruth Demaida, Art Chester, Kathryn Chester,
Tony Santos, Elite Property Management

Unit Owners: none

Meeting called to order @ 6:30PM

Previous meeting minutes accepted as written.

Old Business:

- Attic firewalls. 31 Units remain to be done. Still underway, Tony is working with another contractor. Tony to follow up with Ray
- Rules and Regulations document revision has been approved by the board as revised. We need to notify unit owners for comment. To be by email, newsletter and web site, as the cost to mail is prohibitive.
- Monocrete has agreed to repaint 6 sets of railings which prematurely rusted. Units 17, 18, 24, 75, 38 & 39 are affected. To be repainted the week of 6/20 – 6/24.
- Zack to repair green fence in two areas hit by the mowers over the summer.
- Our front sign has been repaired.
- Unit 42 has had basement concrete crack repaired and mold remediation. Some conversation as to who was responsible for what was discussed. Tony to follow up with insurance carrier.
- Siding has been repaired on Unit 23.
- Stoop was replaced on Unit 49 by Washington Concrete.
- Newsletter on website. Art to get email addresses for owners and tenants.
- Mulch is done – looks good.

New Business:

- Walkthrough was scheduled for May 31, 9 AM. Ray (contractor) was invited to join Bob, Tony and Art. May 31 update: 16 stoops were identified as needing replacement this year, several decks were in need of minor repairs but one building had railings pulling away from the decks. Ray to repair all decks and siding as needed, building by building, beginning immediately with the most urgent issue above.
- Paving was discussed. Art to get a preliminary quote. The issue of the area of the parking lot and roadway that is the property of Pilgrims Landing was also discussed.
- A list of remaining stoops to be repaired and will be addressed during the walkthrough.

Meeting adjourned @ 6:50PM

Next Meetings: June 23 no meeting July or August