

Waterside

Transition Board Meeting, January 7, 2022

Virtual Meeting, 2:00 – 4:00 pm

A*G*E*N*D*A

Called to Order at 2:02 pm

Outgoing President, Pat Woodring, called the meeting to order and the Board agreed since agenda items were transitional issues the determination of Officer positions and the turnover for the current year would be addressed later in the agenda.

Adoption of Agenda

With the agreed modification, Agenda was adopted

Meeting Minutes:

October, 2, 2021 and November 13 minutes were reviewed and accepted electronically. Annual meeting minutes were approved with edits.

Finance Committee Report

Finance Committee did not meet in December; hence there is no report.

Treasurer's Report

Canal Woods

Total Expenses are as anticipated although Routine Common Expenses are 28% over Budget. Reserves need to be reviewed thoroughly to address upcoming roof repairs and/or replacement.

Townhomes

Total Expenses are as anticipated with the exception of a large insurance premium increase. The premium is overbudget by \$6928 which affects the total budget over by \$1938.

Single Family Homes

Income and Expenses are within the budget. The Reserve balance is \$55,000 which is not sufficient for possible roof replacements.

POA

Several items warrant special attention:

The total balance in the Operating accounts as of December 31, 2021 is (\$25,768)

- Landscaping – Budgeted \$5970 Actual \$13,410
- Shrubs & Plants Not Budgeted Actual \$7172
- Irrigation – Budgeted \$4,537 Actual \$6,236
- Utilities – Budgeted \$11,164 Actual \$14,000
- Tax Return Prep Budgeted \$335 Actual \$3275
- Legal Fees Budgeted \$1,500 Actual \$11,462
- Routine Com. Elem. Budgeted \$5,605 Actual \$3,407
- Insurance (for fire?) \$26,944 Reported as a negative balance

Outgoing President's Report

Most of the issues are covered in individual reports by Jennifer. This has been an expensive year for Waterside. Some progress has been made. Most of the landscaping issues have been addressed and in progress.

Pat brought up all the forms and regulations revision that are completed each year. They are reviewed by the Board and sent out to owners. The annual financial report was noted that it was to be sent upon request. Pat proposed she send to new Board and we can proceed as we wish. Pat also said she has enjoyed her years of service and is grateful to the Board for their cooperation.

Canal Woods Report

Nothing has proceeded with roof issue discussed at annual meeting. More and more owners are becoming fulltime residents. Snow removal did not meet our expectations for any of our entities. Marilyn suggested that we add into our contracts a clause that if the expected work is not completed the contractor would offer us a discount.

Townhomes Report

Nothing to report.

Single Family Homes Report

Dillinger fire is being resolved regarding insurance. 33876 was on the list for remedial seeding but was postponed because of adding a patio. Remedial work has been completed and owner has not completed patio. Joe brought up the landscaping that is proceeding behind some of the SFHs. Some inappropriate plantings have been done. We may need to be more careful in allowing plantings henceforth. Marilyn suggests that we send out criteria.

SeaScape Activities Report

At this time Jennifer cannot send emails. She is currently working with tech support. When asked about the large insurance amount still pending, Jennifer believes that it is money for which we are waiting.

As far as Cypress is concerned, Jennifer informed us that the CFO suffered a stroke in December which may affect the process. However, she is also frustrated with the situation.

Unfinished Business

Status of pool cover replacement

Pool cover has been ordered, but Jennifer has not heard that it has arrived.

Status of Townhomes Rep

There needs to be a way for Jackie to be elected by acclamation. There needs to be an email vote and a zoom meeting. However, she can stay on the board and we have another election at the annual meeting in November. We will wait until the annual meeting

Pat's position on the Board for the Lawsuit

Pat will be an ex officio member of the board. She has been asked as to what her status is. Robert's Rules of Order states that her status is the same as other board members.

Status Report of Lawsuit

Our attorney filed a cross complaint against the insurance company. We have a reply from Philadelphia Insurance. Lloyds of London has asked for an extension which has been granted. The Board will be provided a copy.

New Business

Consideration of Dues being paid monthly in lieu of quarterly

Seascope does have associations that bill monthly. There are also those who bill quarterly but pay monthly. Jennifer is unsure if the fees will change. It is possible there would be a fee for setting it up the first time.

Joe brought up that it might be easier for us to manage our money if it is monthly. Jennifer stated that SeaScape is certainly willing to work with individuals who might wish to pay monthly . If owners are interested, said owner needs to contact SeaScape.

Determination of Officer Positions for current year

New officers:

President: Joe Deardorff

Vice President: Marilyn Booker

Secretary: Rita Perre-Davis

Treasurer: Penny Sicilia

Special Projects: Jackie Hostelley

Other Business/Announcements

Adjournment at 3:45