

Sunnybrooke Condo Association
Annual Meeting
Wednesday, May 30, 2018
7PM

In Attendance: Paul Boisselle, Brian Corkery, Frank & Lolly DeBois, Mike Hickey, Bruce Knowles, Judy & Steve Koski, Ron Lavoie, Jeff Lee, Jennifer Michaud, Janna Stevens, Belinda Wolfe & Dan Fishbein

Ron opened meeting and gave an overview of this past year. The big item was the revision of the Bylaws. Much time and effort was spent on this and big thanks to all those that served on the Bylaw Committee.

Other Items Discussed:

Perimeter Fence: The fence surrounding the Association property line to the east (on the left side as you enter the property) is deteriorating and in major disrepair. The Board has previously had a discussion regarding whether having this fence is required or not. Both Ron and Brian have done extensive research. Neither can locate any reference to this fence being required. The only thing found was a reference to “screening”. It is thought “screening” is referring to the shrubbery that was planted at the entrance.

The fence has become an eyesore and would be costly to replace. The Board recommended it slowly be removed starting with the first panels by the entrance. This will not only improve the appearance of the property but also assist with line-of-sight when exiting the property.

All those in attendance agreed the fence should be removed. The Board will discuss the timeline and logistics of this.

Pumps: One of our 2 pumps is in need of repair. This is scheduled for June 12th.

Street Sweeping: Ron is working on this. It is very difficult to find a company to do this as few provide this service anymore.

Dog Waste: Some have noted an increase in waste not being picked up by dog owners. It was noted that it seems to be non-residents. Laurie recently made signs and they have been posted at various points on the property reminding everyone to please pick up after their pets.

Speeding: This is an issue every year. Speed bumps were once again discussed but they would need be temporary ones to allow for snow plowing in the winter. They are expensive and overall just not a good option. All community members are encouraged to observe the 15mph posted limit and ensure their visitors and guests are mindful of this.

Volunteers: There are many opportunities for community members to get involved! Possibilities include a spring clean-up crew, organizing a community cook out/gathering, and holding a community yard sale again this year. Please contact Laurie if you are interested in getting involved with any of these activities.

Budget: Paul gave an overview of the past year's budget. The largest line item that was overspent was for legal fees due to the rewriting of the Bylaws.

We saw significant savings for Eversource (almost \$1,200) due to the replacement of all the streetlights and use of LED lighting. This savings will continue each year. Big thanks to the hard work of Bruce and Brian for the free labor they provided to do this project.

The overall result for the year was being overspent by a total of \$4,604.93.

Paul then went over the budget for this coming year that the Board adopted at its meeting on May 1, 2018. It is nearly the same as this past year's budget with a few minor increases in some line items. **This budget provides for an increase in the monthly fee of \$10 to \$110 effective July 1.** This slight increase will help recover some of the monies that were overspent this past year, and continue to grow the much-needed Road Reserve fund.

Ron noted the \$30,000 balance in the Road Reserve account as a good starting point. It is anticipated that major road repairs are not far down the line and could be approximately \$150,000 - \$200,000. Building up the reserve account over the next few years will make the necessity of a hefty special assessment to all owners less likely. It will also show banks that we have the ability to save and therefore they may be more likely to provide a loan to the Association if needed.

Paul will send out notices to all owners regarding the status of their account, and if an account is pre-paid past July 1 what is owed with the new increase.

Board election: There is a change to how the Board and Officers are selected with the new Bylaws. Three to five members are elected to the Board. The Board then meets and determines amongst themselves who will be responsible for which offices/duties.

Five people expressed interest in serving on the Board this year. **Ron made a motion to nominate Paul Boisselle, Laurie Thompson, Brian Corkery, Janna Stevens and Jennifer Michaud to the board. This motion was seconded by Frank DeBois and unanimously approved.** The new Board will meet in the next few weeks to determine offices/duties.

Special thanks to outgoing Board members Ron and Bruce for all their hard work over the past year(s).

Renters: Judy Koski mentioned we have many new tenants and was wondering if owners are relaying information to them (for example about speeding, dog waste, lawn care responsibilities, etc.). It was noted that Laurie recently reached out to Central Falls Realty and has updated contact information for all tenants now.

Ron made a motion to close the meeting. Frank DeBois seconded the motion and it was unanimously approved.

The meeting was adjourned at 8:11pm.

Submitted by Paul Boisselle.