

SUMMER OAKS CONDO ASSOCIATION
ANNUAL MEETING
OCTOBER 3, 2020

President Tracey Gannon called the meeting to order on the tennis courts and reviewed some Covid-19 rules for using the sound system.

Property Manager Andi Simmons called the roll. She certified the notice was mailed on September 15, 2020. She then certified that 59 units are in attendance in person or by proxy and we have a quorum.

Unit 74 moved to accept the minutes as printed. Unit 5 seconded. Motion passed.

Under reports of officers, President Gannon introduced the board. She discussed that because of Covid, we had to cancel the spring clean-up, established protocols for safely opening the pool, and could not locate a space for an indoor meeting to socially distance. She discussed some of the work that had planned for this year, but because of Covid, not everything was accomplished. She reminded owners that they are responsible for the maintenance of the limited common elements and that the electrical outlets along the gray unit piers are owned by the unit owner and not the Association.

Vice President Geary Foltman thanked unit owners who chipped in over the summer and took care of projects that saved the Association labor costs.

Secretary/Treasurer McCumber reported the minutes have been adopted and then reviewed the 2020 budget year. Motion by Unit 71, seconded by Unit 76 to approve the financials. Motion passed.

Property Manager Andi Mueller introduced the new owners. She covered items on the website that the property owners can refer to. We have no delinquent condo owners. She introduced and thanked Josh Ertel and Mary Gandara who took care of the pool this summer. She reminded owners not to drive on the lawns due to the septic systems and reminded property owners to maintain the heat in their units to at least 50 degrees and to keep cabinets open to prevent the pipes from freezing.

Russ Krella reported for Property and Grounds. Deano is almost done with the walkway. The retaining wall landscaping is done and the residing project will be finalized in a couple of weeks. He reminded people to unhook water hoses and again talked about keeping the heat on in the units. He talked about needing to jack up some decks on the gray units due to erosion this summer. Krella went over the project management list. We have siding for the pool house and need to replace the fence to bring it up to code. Bill Brissette said the improvements to the siding really helped with his heating bill. Another unit owner complained about the deck carpet. Unit 54 complained about not having a grill on the decks, the electrical cords people are running along the piers behind Unit 1, and smoking in the units. Gannon stated the board voted against public grills because of the cleaning and liability. Another unit owner said that electric grills are allowed. Gannon also said that there was a concern about infringing on someone's privacy rights as it relates to smoking. Then she added that some owners are discussing doing something similar for providing electricity to the piers in the cove. Brissette talked about ice build-up on the sidewalks near him and Gannon said she just walked the property with Steve Yahnke to get estimates for next spring.

Elections were held. Jerry Draves, Tim McCumber, and Neil Peterson were nominated for the two available seats. McCumber had 52 votes, Draves had 45 votes, and Peterson had 13 votes. McCumber and Draves were elected to the board.

McCumber presented the 2021 budget reflecting maintenance fees at \$250 per month. Motion to approve the budget as presented by Unit 79, second by Unit 59. Motion passed with 3 objections.

There was discussion about the Hillcrest restaurant property and some history about the Association. McCumber noted that the town board did approve a CSM for the property that has two lots. One of the lots comes down in front of SOCA to the well house. He did report that the CSM was never filed. There consensus of owners to look into possibly purchasing the second lot. If there is a possibility of buying the land, and special meeting would have to be held.

Motion to adjourn by Unit 72, second by 31. Motion passed