

Summer Oaks Condo Association

Board of Directors Meeting

March 26, 2022

9:00am via Zoom

9:04am Gannon called to the meeting to order. In attendance via Zoom were Tracey Gannon, Geary Foltman, Ed Cooney, Jerry Draves, Russ Krella, Shelly Braun, Tim McCumber, and Andi Simmons

Approval of minutes from August, October, December 2021 – with a note by Draves that he was not in attendance at the October 2021 meeting and was excused. Motion by: McCumber 2nd by: Braun, carried

Secretary: Braun, no report

President's report: Gannon, no report

VP's report: Foltman, no report

Treasurer's report: McCumber, 2 sets of financials, one being year-end, we have \$106,000 for cash on reserve. Many expense items were well under budget to offset additional expenses. The other financials are through 2/28/2022, we have \$33,000 in checking and \$78,000 in the bank, net cash of \$112,000. Motion by Foltman to approved, 2nd by Braun with adjustment to revenue as noted, motion carried.

Buildings & Grounds: Report by Draves & Krella:

- Draves, tree removal & trimming is done along with damage to building 8 from high winds repaired by Raven. Tree behind unit 70 remains on the shoreline, Draves suggests removal by himself and other board members.
- Awaiting update from Terrytown on septic pump, have not heard back
- No action at this time on tennis courts resealing due to costs.
- General asphalt sealing remains a top priority, however with current costs remains on hold. Krella contacted Midwest to requote its last bid, approx. 20% increase forthcoming
- Sidewalks, Foltman to call and get bid for sidewalks on the north side of building 3
- Foundation repairs to buildings 8 and 9, the Styrofoam is coming off completely in some areas. \$1400 approx to place a tough coat sealant over and replace Styrofoam where needed with labor by SOCA. Alternative is a fiberglass plastic in rolls, which would have to be installed with j-channel and would cost about \$2200 (materials only) and would require some excavation around the foundation
- Landscape crews snowplow knocked down the sign by dumpsters “for residents use only” by building 8, Draves will replace
- Raven will side well-houses next week
- Woodpecker damage units 6,7,8, 12 reflective tape is an option for future deterrent, looking into a contractor to repair, Andi will reach out to pest control for thoughts

- Deck, unit 10, railings are separated and a hazard Foltman inspected, Draves and Foltman can repair

Property Manager:

- Annual DFI registration completed
- Pool opening: Badger is scheduled May 10, plastering of pool and spa is required first though Badger cannot schedule as it is weather-dependent. Phone & Wi-Fi install with TDS is scheduled May 2nd.

Unfinished Business:

- Request by unit 5 to make plantings over the sinkhole, we should hold on any plantings until we can confirm the problem is solved, Andi will respond to unit 5
- Information from Attorney Lydia Chartre, motion by Braun 2nd by Cooney to have attorney draft the change to bylaws so that it can be voted on at the annual meeting in October
- Andi reported she contacted the county regarding storage of boat lifts on their property, county indicated it would not be allowed
- Krella will touch base with Kassner's regarding April 1 deadline lift removal
- Discussion surrounding the shared well agreement with Gene Harbort, invoice will be sent to Harbort by certified mail for water usage motion by Braun, 2nd by Cooney, motion carried
- Andi to bill Coves Court residents for dues as of April 1st, raised to \$350

New Business:

- Request by unit 57 to seek proper permits for concrete work behind the unit. SOCA is at the impervious max now, Board approves subject to all permits with no additional costs to the association. Andi to draft a letter to unit 57.
- Letter addressed to board March 24, 2022, related to electrical cords on the docks and stairs behind building 1. Signed by 10 unit owners. Andi will draft a letter to residents indicating extension cords are not allowed in the bay to extend electric service to the piers. The pole with the outlet will also be removed.
- Cleanup Day & Spring newsletter (Andi will circulate a newsletter). Cleanup Day will be May 28th, 2022
- Walkway down to bay from building 1, needs a new estimate. Deano will reset the walkway which is leaning

Other:

- Next meeting scheduled June 18th, 2022 at 9AM

Motion to adjourn at 10:55 by Foltman, 2nd by Draves, all were in favor, meeting adjourned.

