

**Executive Session  
Minutes 6/20/17**

**Present:**

**Matt Alfieri, President  
Michael Variano, Vice President  
Anne McKissick, Treasurer  
Jim Brady, Secretary  
Harriet Klugman  
Claire Moore  
Anatoly Tchadliev  
Joel Braverman**

**Also attending:**

**Jason Braun, Property Manager**

**Agenda Items**

**Garthchester contract expires 6/30/17. Discussion to renew for one year with our option for a second year**

**Board Vacancy**

**Jason/Suzanne to send out revised notice on 6/22. Request resumes by 7/8. Interviews to be held week of 7/11 (we will offer two dates).**

**Residents Committee Questions**

- **Miller Roofing taking up spaces**
- **Why are all meetings on Tuesdays**
- **Visitor Parking – Hanging Tags**

**Unit 545 Right of First Refusal : 8-0 approved \$523k 2-bedroom upper simplex with den and garage.**

**Budget for Social Committee events – proceeds from residents will be added to budget**

**Upcoming 4th of July event – notice to be posted**

**Pool**

**Notice to be sent out to residents: you must be with your guests at the pool. Limit 4 guests on weekends. No limit during week.**

**Rules enforcement: Anatoly's update list of rules**

- **Send out to the community (via One Call Now) and post on the website (with a blog entry). Rules have been updated to reflect new rules.**
- **Lifeguards to be reminded to file an incident report.**

**Indoor pool:** Jason's update: 2 proposals for sand-blasting and adding plaster/quartz finish. Shore Line Pool - \$22,450 (quartz finish). Nu-Clear - \$19,035 (quartz finish). Vote delayed.

- Cannot do the sand-blasting while outdoor pool is open; need to wait until fall after the pool closes. Heavy dust issue – will encapsulate the area.
- Rough estimate: New HVAC for pool (45k). Sand-blast (22k). Other items (need to cost out).
- To be on the agenda for the next open meeting (September).

### **Safety & Security Measures**

- Increasing fines for infractions (suggestion – “adjust for inflation”). Must do more for enforcement. If updating by-laws, need to obtain a 2/3 vote.
- Pool: Need to keep the current gate per town regulations. Locking the gate is not feasible – could access the pool after hours.
- Solution: enforce the tags. Communication: send an email all unit owners, advising them that they need to bring the pool tag with them and register (along with all of their guests). Post a notice on the gate that you **MUST** have your pool tag in order to enter the pool. Unit owners who do not have their pool tag should contact the office for a replacement.
- Garbage sheds: Two options
  - 1- Padlock/self-closing doors for the garbage sheds and recycling stations. One lock for all. Make up 250 keys, issue one to all units, \$20 for replacement key.
  - 2- Install cameras as deterrent. Fine contractors that dump.
- Video security

### **Survey Questions for residents**

- Target 5 questions – what does the community put on priority?
- Fines for infractions?