

Linda Shafer reported that as of 8/31/22 all units have paid off any delinquent balances owed to the HOA, or are less than 30 days overdue. We ended the year with \$246,594 in reserves and that is after all projects listed under the below Presidents report have been completed.

Presidents report - Linda Shafer reported on the projects completed this year and projects under consideration for the new year. Following is a list of those projects:

- Completed South Driveway and have begun North Driveway concrete replacement.
- Replaced main sewer line & Repaired drain pipe in pool area.
- Replaced 5 roofs that were at end of life (\$54K) and replaced compromised roof tiles throughout the complex
- Hired company to inspect and report on condition/safety of all our elevated surfaces (per SB 326)
- Completed Fitness Center
- Club House face lift, including blinds and working heater
- Purchased gently used comfortable outdoor pool furniture with firepit
- Hired new gardener and cleaned up many overgrown/neglected areas
- Replaced walkway lights around the grass area
- Replaced electrical to North Boat Docks
- Cleaned up mud mess from swallows and added wiring to deter birds in 3 elevated areas as well as along the 3rd and 4th floor walkways
- Added Private Property Signs
- Installed photo luminescent EXIT signs above all walkway doors to meet fire dept requirements
- In Spring of 2023 we will do our 3-year Reserve Analysis where our major accomplishments this past year (driveway resurfacing, lighting, walkways, roofs) will be considered and our % funded re-assessed. Our hope/belief is that will make a substantial difference in our % funded

ORGANIZATIONAL MEETING:

The new Board agreed to designate the Officer positions as follows:

Linda Shafer	Treasurer
Keyur Nagrik	President
Paul Tecker	Member at Large
Kathleen Rohan	Secretary
Kevin McAllister	Vice President

ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 7:50 pm

Attest: _____
Board Member Signature

Date