

Normandy by the Sea 8/10/2020 at 1:00PM via teleconference

Re: Minutes for Board Discussion of 2020 Reserve Study

In attendance: Mikhanh Pham, Regina Balch, Ron Wichner, Dick MacKaig, Kathi Stevenson, Linda Kewin, Charlotte Gumbrell, Rosemary Calvi, Lee Stevens

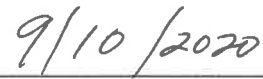
Ron Wichner explained to the group the notes that the team (Kathi, Mikhanh, Ron) created in review of the study.

- #1 Ron reiterated urgency of this item in order to save money.
- #3 Decks reflashing: Group agreed that #3 amount of \$23K seemed high.
- #4 Woodframing, what is it? The group does not know what it is, Regina said it's never been done before in the last 21 years since she's been here. Should this amount be built into the reserves budget?
- #7 Entry phone: Linda and Mikhanh have had intermitten issues with the entry box. Regina also had people very confused with the box. Keyboard is not as sensitive. Ron recommends getting a handy man to "clean up" the box etc., provide some maintenance.
- #8 Linda sees bottom of pool that needs patching, tiles are fine.
- #9 Ron recommends contacting pool service team to evaluate life of heaters/filters.
- #10 Ron recommends replacement and group agreed.
- #12 Should be 17K for 12 pieces, not 10 (currently evaluated at \$14k to replace by analysts)
- #15: Ron recommends just painting them to extend lifetime!! It's very expensive to replace.
- #16: The elevators were redone 12 years ago. Remodeling cabs may not be a need any time soon.
- #17: Check with Firewatch on remaining lifetime.
- #18: Unlikely a cost per the group because Ron fixes them.
- #21: Club House main breaker was just redone in the last 2-3 years. Need physical inspection for accurate need.
- #22: Mailbox unlikely to replace. Charlotte mentioned lighting above mailbox can be better for readability of mails.
- Pavements: Rosemary thinks it may need to be done sooner than 4 years which is what the reserve study says.

Meeting adjourned.

  
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Approved

  
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Date