

NORMANDY BY THE SEA

Minutes for Open Session Special Budget Meeting

Held on September 1, 2020 at 5:30 pm

Via Teleconference

<http://normandybythesea.org/>

Board Members Present: Regina Balch (President), Linda Kewin (Vice President) and Rosemary Calvi (Secretary), Kathi Stevenson (Treasurer) and Mikhanh Pham (Director). JD Richardson (JDR) was represented by Sylvia Lopez.

Homeowners present: Ron Wichner B32

Guest: Terry Warren, Jon Wayne Construction (JWC)

CALL TO ORDER:

Board President Regina Balch called the meeting to order at 5:31 p.m.

MEMBERS' COMMENTS:

None.

WINDOW & BUILDING ASSESSMENT:

Terry Warren of JWC performed an onsite inspection with JDR representative Sylvia Lopez and B32 Owner Ron Wichner to assess the exterior windows and building at Units A12 and B24. Terry recommends foregoing the cost of water testing and to repair and replace along all three stack units at A12. Water testing can be done to locate the exact path of leaks. However, in his opinion, repairs should be done to the whole stack regardless of leak path.

At B24 Terry assessed from ground view the stucco, fascia and under the balconies of all units in the stack. Previous water testings of the single unit have already been performed and further extensive testing from above can be done but he anticipates similar findings in that repairs should be done to the unit three-stack.

He also recommends that for any exterior work done to these areas to ensure paper is installed to the edge, not just to the trim and recommends waterproofing of decks.

BUDGET 2020-2021.

M/S/A The Board reviewed the revised reserve study and discussed the reserve funding recommendations. The current and projected operating expenses were also discussed. Upon a motion duly made, seconded and carried, the Board approved an increase of \$10/month in assessments to increase reserve funding in 2020-2021.

RESERVE STUDY 2021.

M/S/A The Board approved the revised 2021 reserve study for distribution to the membership.

A15 FASCIA PAINTING PROPOSAL.

M/S/A The Board approved the proposal from Christian Brothers to sand and paint the deck fascia at A15 in the amount of \$858.00 to be paid from operating.

ELECTRICAL PANELS PAINTING PROPOSAL.

M/S/A The Board approved the proposal from Christian Brothers to remove rust and paint the electrical panels in the garages in the amount of \$879.00 to be paid from operating. Work to be scheduled ASAP.

PAINTING PROPOSALS.

Tabled Board to review additional painting proposals at next meeting.

ADJOURN.

Board President Regina Balch adjourned the meeting at 6:24 p.m.

Approved by the Board of Directors

09/12/20

Signed _____ Date _____