

BEACHWOOD BAY ESTATES 2020 ANNUAL MEETING

AUGUST 08, 2020

President Patty Sansing called meeting to order 10:45

SECRETARY REPORT- Cathie Parker

Items covered:

- Erosion Project
- Maintenance Progress overview
- Pavilion renovation status
- Community beautification update
- Community garden

TREASURER'S REPORT – Nancie McKeary

- Checking account balance \$39,000
- Saving account balance \$63,000

A budget meeting was held July 12, 2020. A copy was given to all attendees and was mailed to anyone not at the meeting.

Vote to accept budget moved by Duane Fox and accepted by Crystal Hamilton. All in favor, no one opposed.

PROGRESS – Patti Sansing

The erosion project went well and came in under budget. As suggested in a letter from the Hanscom Construction Co, we plan on keeping the remaining funds in reserve in case they are needed for any issues that may arise. We will revisit this subject in a year.

We will be installing a security fence and some plantings along the erosion site. Anyone with any type of plants they can contribute would be very welcome.

The town of Cutler went back in the Federal Flood Plain Program so we can start looking into grants and possibly be eligible for some funding for projects to take some of the burden off the association as there are some other areas that are starting to show erosion happening and will have to be addressed.

MAINTENANCE:

Currently painting is taking place on the 2 large buildings in the back, as of today, Adam has gone thru 45 gallons of paint. The association has purchased 130 gallons of Shale colored paint as it is the color of the majority of the buildings. Progress is being made and we will keep working away at our to do list. Which projects are pretty much determined by the weather, time & money.

BOILER ROOM ROOFS-

There are a few boiler room roofs that are in need of repair. It is estimated that within the next 5 years we will begin replacing residential roofs as well. We are proposing that they be replaced with metal roofing. Adam explained the benefits of metal roofing vs shingle. There were no objections.

SEPTIC SYSTEM-

Now that we are up to date on our maintenance schedule, the tanks will only have to be pumped once a year instead of twice. Pumping is scheduled for Aug 8 & 9. The filters will be changed 2-4 times a year. Adam checks the system flow quarterly.

Currently getting quotes to purchase insulated grates that go over septic systems, current grates are rotted and a safety hazard

A new pump and filter have been ordered so they are available should the need arise.

Also, looking into repairing/replacing the fencing around system. There are some gaps in areas that a child or animal could possibly squeeze thru.

BOILER ROOM ISSUES;

ELECTRIC USAGE-

There has been some noticeable electric fluctuation in a few of the boiler rooms. Common area usage usually runs between \$16-\$25 per unit. A few have shot up to \$80-\$100 on occasion. What operates on electricity is the well pump, a light and one outlet to be used if the board decides to put a heater inside. We are going to have someone look at the boiler rooms to make sure there isn't a problem with equipment inside the boiler room that would make these jumps in usage.

WINTERIZING RESPONSIBILITIES-

Responsibilities of owners who go away for the winter season. Although the condo docs say that the heat should be left on to avoid freezing pipes, this isn't always happening. The condo docs are in the process of being updated and they will state more clearly what the responsibilities are.

Also noted that if an owner does go away for any length of time they should have someone who will go and check on their unit(s) to make sure all is well and give the name of that person to the board.

CONDO DOCUMENTS & BY LAWS – Nancie McKeary

On the website is the original Declaration which has never officially been amended, only specific line items have been amended. This document refers throughout to the "declarant" which now does not exist as we are now an association.

Nancie has one copy that looks like it was amended with changes highlighted but doesn't look like it was ever filed. Due to COVID she has not been able to go into the registry to see what is on file.

She has been working hard to try and make some of the legal speak more understandable. As it is written, what the Common Expenses, Limited Common Expenses are and what a unit owner vs the association responsible for is very confusing for everyone.

Nancie hopes to have the changes posted on the website soon. The changes will be highlighted. There are not a lot of changes but trying to make them easier to understand.

Nancie also noted that most of the changes were done around 2013 by previous owners (Jack Bloomer, Jen Vincent maybe others) but doesn't show them ever being voted on.

Duane Fox and Jeff Scott spoke up and said that they were voted on but did not pass by a very narrow margin. There was still a declarant at that time.

Everyone will be notified when they are posted to the website. Please look them over.

There will be a special meeting in the fall to vote on & file the changes with the county.

PAVILION-:

Question: Should we screen in all the windows, using PVC and high grade screen or only do some of the windows. The cost estimate is approx. \$3,000 for screens.

Suggested to only do the windows around sides leaving out the high windows over doorway.

Unanimous yes to screening the windows. Adam will get quotes.

NEW BUSINESS:

COMMUNITY GARDEN-

Everyone in attendance was very happy with the results of the garden. Patti thanked everyone involved in any way and said how nice it was to see the community come together to work on this project.

DRONE SHOOT-

Patti has had DRONES EYE VIEW come and do a drone shoot of the whole community, beautiful views of the coastline, Cutler harbor and places to visit. Very exciting, going to be used to market our community. It will be posted to a new Facebook page BEACHWOOD BAY CONDOMINIUMS CUTLER MAINE. Facebook page open to the Public, so please share with friends and encourage to LIKE the page If you have a unit for sale, for rent, pictures to post please do.

TOWN OF CUTLER-

Due to COVID the town of Cutler has not been holding its town meetings. There are many issues Patti wants to discuss with them regarding the use of our tax dollars. There was a discussion of the best way for the community to get any attention from the town was to take legal action. Subject will be looked into.

OPEN HOUSE-

Should we hold an Open House weekend for properties for sale. Try to get banks and real estate agents on board. Promote in newspaper and facebook page. Hopefully before Labor Day.

Patti is going to reach out to realtors and bank reps.

DEAD TREES-

There is a row of dead trees to the left as you enter BBE. We are currently getting quotes from tree removal companies to take them down.

YARD SALE-

We are hoping to hold another community yard sale, tentative date is the weekend after Labor Day. September 12, 2020.

2020-2021 BOARD NOMINATIONS:

- Patti Sansing sansingp21@gmail.com
- Nancie McKeary nmckearybbe@gmail.com
- Cathie Parker cparkerbbe@gmail.com
- Cheryl McKeary cmckeary@hotmail.com
- Dave Brockway dhbrockway@comcast.net

Patti adjourned meeting 1:01pm

ATTENDANCE-

- | | | |
|-------------------------|-----------------------------|-------------------|
| Patti & Mike Sansing | Nancie & Larry McKeary | |
| Cathie & Bruce Parker | Cheryl & John McKeary | |
| Dave & Heather Brockway | Duane & Linda Fox | |
| Jeff & Heather Scott | Crystal Hamilton | |
| Dick Justl | Jim & Phyllis Gill | |
| Anne Collier | Steve & Dee Eichler | |
| Signe Klinger | John LeClaire | Barbara Schofield |
| Doug & Phyllis Yensan | Robert & Michelle Blaisdell | Dorothy Mohr |
| Adam Meyer | Camille Frey | Jean Herrman |

SEPTIC MAINTENANCE UPDATE – (after meeting)

LOOKS completed the pumping of the septic tank on Friday, 08-14-2020. It required 8 truckloads to clean out the tank including accumulated sludge. Estimated cost for pumping \$ 4,000.

Respectfully submitted,

Cathie Parker, Secretary