

BBE Board Meeting
April 7, 2022

Attendees: Linda Hay, Patti Sansing, Nancie McKeary and Phyllis Yensan (via phone-in)

AGENDA: Septic Cover; Shed Roofs, Shed electricity/winterization; Maintenance priorities; Garden; Newsletter; Clean-up Day; Yard Sale; Annual Meeting Date; Reserves account Budget

1. **Septic Cover:** Materials have been received and paid for. Pattie will contact Adam to confirm when the job will be completed.
2. **Shed Roofs:** This is a priority to get done this year. Need to determine which units are the worst condition and no longer need chimneys which should be removed. Will seek quotes from Adam and Tustian Builders.
3. **Shed Electricity/Winterization:** Ongoing issue with high electric bills during winter months due to portable heaters on constantly. Sheds should be better insulated but need to weigh the cost of that vs cost of electricity. Another possible solution is to apply heat tape and insulation around individual pipes – especially those close to the cement floor. Patti suggested contacting Efficiency Maine to come evaluate and give recommendations on possible solutions.
4. **Unit Maintenance Priorities:** The following units are most in need of maintenance and should be given priority this year:
 - **3&5 CV** - Rear siding and shed roof need replacement and/or painting
 - **10 WW** - Gable end needs siding (also should have windows replaced - need to determine if this cost would be owner's responsibility - they chose not to do full replacement windows at time of renovation).
 - **4&6 MH** - Rear siding needs repair and/or paint.
 - **12&14 MH** - front portico needs repair.
 - **16&18 MH** - Needs new shed door. (need to get a 2nd quote for this job). Adam believes it will be costly (\$5,000 range).
 - **21&23 and 20&22 MH** Needs painting
 - **11&15 WW** - Need to look into the well situation. This building shares a well and/or well pump with #1 Beachwood Bay building. Need to find out what it would take to rectify this and hook up to their own well.
5. **Newsletter:** Linda will get with Linda Fox regarding putting together a Spring Newsletter soon. We'd like to include information about the upcoming yard sale, clean-up day and annual meeting and inform everyone about the water status and how our winter went.
6. **Reserves Budget Adjustment:** Recent sales activity and the condo requirements necessary to satisfy mortgage companies has prompted us to amend our reserves budget. Banks want to see at least 10% of income going towards reserve account so we have increased the budget from \$3,000 to \$21,000
7. **Tentative Dates for Upcoming Events:** Clean-up Day - May 7&8; Yard Sale - Late June; Annual Meeting - July 16