

Beachwood Bay Estates
Annual Meeting
July 16, 2022

- Called to order by president Linda Hay at 10:05 am.
 - Introduction of owners
 - 43 people in attendance
- Annual update:
 - Growing community with at least 22 year-round residents/homeowners, 13 summer residents and 18 leased units. With new growth comes new challenges and need to adapt
 - Past 2 years have been difficult finding contractors (coming off covid and increased prices) we weren't able to complete many of our desired maintenance
 - Increase of cost of trash removal: now charging "overload" charge of \$25 per yard if over 8 yards on each dumpster plus "Energy & Environmental" fee due to high gas prices (at least \$100+/month).
 - Will be looking into cost effectiveness of either adding a dumpster or increasing size or more pick-up days
 - Also noted furniture and large items should not be put in dumpsters but brought to either Marion Township Transfer Station or Machias dump. Further info to follow regarding how to obtain dump sticker.
- Secretary/Treasurer Report:
 - Maintenance/Repairs over past year - new metal cover for septic system; meter pit repairs; 4 well pumps and 4 expansion tanks replaced; Insulation placed over underground pipes leading to 4 utility sheds; lights inside foyer of 1 BB building
 - Cost of siding has doubled since last purchased - may need to hold off siding for now
 - Increase in cost for electricity in utility sheds - especially this past winter - freeze ups necessitated heat tape and portable heaters
 - Interior of utility sheds are limited common elements and homeowners need to be responsible for winterizing/insulating
 - Suggested by a homeowner at meeting: perhaps homeowners should be responsible for excessive costs to heat utility rooms over winter - will be taken under advisement.
- Old Business:
 - Decks were brought up by homeowner: Is the structural frame under decks the Association's responsibility to repair if rot? Answer: they are currently a limited common element (Articles 4&5 in declaration) - responsibility of unit owners to maintain and repair. No plans at this point to change this in our documents.
 - Interior of Porticos are also Limited common elements - therefore responsibility of unit owners to maintain
- Property Manager's Report:
 - Water Issues: Navy and State continue to monitor well water - All but 2 wells have either Navy or State filtration installed (2 wells are under the limit)

- Navy planning to install at least 8 monitoring wells around the community this fall - map showing locations will be sent to homeowners soon
- Winterization instructions will be forthcoming from both Navy and State with regard to those units that completely shut down. Navy uses Gatcomb Plumbing for filter issues - State uses Culligan Water out of Portland.
- Utility Shed roofs remain a priority - at least 10 need to be replaced - as well as some chimneys removed. Will use shingles instead of metal roofs for now and possibly change them to metal when building roofs are done in the coming years..
- Homeowners requested a bid process for maintenance jobs: List of potential contractors is being put together for this purpose.
- Discussed possible dues increase vs special assessment in future to meet increasing costs of repair (particularly when it's time for new roofs).
- Renters: any issues should be handled by the unit owner. Immediate problems should be brought to the property manager's attention. Owners should be proactive with renters when it comes to the rules and regs.
- Voting:
 - Motion to approve Fiscal Year Budget was brought forth by Duane Fox and seconded by Jon LeClair - unanimous vote approved.
 - Three open board positions: three candidates volunteered to be nominated and unanimous vote approved those three. The new members met after the annual meeting and decided the following positions:
 - Jim Frauenhoffer - President
 - Colin White - Treasurer
 - Carol Coryea - Secretary
 - Linda Hay - Member at Large
 - Phyllis Yensan - Member at Large

Meeting adjourned at noon and lunch was provided..

Attendees: Linda Hay, Nancie McKeary, Larry McKeary, Phyllis Yensan, Doug Yensan, Cathie Parker, Patti Sansing, Debra Baldwin, Rita VanGyzen, Beth Burnham, Ann Cummings, Bekki Cummings, Priscilla Ormsby, Sharon Sperduto, Jon Leclair, Dan Morin, Nancy Schuren, Duane & Linda Fox, Stephen & Lisa Primes, Dick Justl, Carol Beckman, Debra Joyce, Jim Joyce, Robert Blaisdell, Michelle Blaisdell, Stephen Eichler, Dee Eichler, Debra Eurich, Gary Illiano, Jim & Phyllis Gill, Barbara Schofield, Renee Patterson, Dorothy Mohr, Jean Herrmann, Camille Frey, Joanie Morin, Jim Frauenhoffer, Dave & Heather Brockway, Carol Coryea,