

# Martha's Landing Condo Board Meeting

*Minutes for June 4, 2016*

10:05am start, adjourned at 11:02am

## **Old Business:**

- Plumbing project is completed!! YaY!
- New owners of B102 need clubhouse key, mailbox key and would like to change their entry door handle to a lever. Board gave the ok. Have to work with the post office or mail carrier about replacing the mailbox lock if you don't have the key from previous owner. Tom has clubhouse key's to send a copy of.
- Approved Annual HO Meeting Minutes
- Financials reviewed and approved
- D206 leak in bathtub got repaired (not HOA plumbing related issue though)
- Gutter finally got repaired/replaced on the F building
- We are down to 6 delinquencies (\$21k total) so Tom will begin to investigate getting a commercial loan to make all the necessary repairs at once including the current project prepping A and G and Clubhouse prep, repair and painting.
- We have a lot of projects to be done according to the Reserve Study. Everyone wants something different done so the Board will need to decide the importance and order in which they get done. Functionality and preserving buildings should be first vs. cosmetics/aesthetics.
- Out of 50 decks on campus, 12 have been repaired so far, we are using Larsons Handyman contractor to work on these and so far they are doing a fine job. See G102 at the street, which was done right after this meeting. Currently A building decks are being replaced.
- Tom sent out to all homeowners, the two final paint color choices for the exterior of all buildings, which will be the same, for a vote. Option 2 (blue, grey, red door) was the winner of the vote!
- We have two bids for the painting, 1) Townhouse for \$57,000.00 and 2) Lower 48 for \$44,870.00 out of 4 requested. **\*\*We are going with Lower 48\*\*** Tom at Port Gardner Property Management will send out notification before the painting begins late July.
- The Board approved McLeod Construction to handle the siding and trim replacement of all buildings on campus as we prepare to paint the exteriors.
- We are changing landscapers effective August 1, 2016. We will give Premier Landscape a try, please let Tom Gish Jr. of Port Gardner Property Management know if you have requests, observations of how they are doing or suggestions of yard care that you would like to see.

**Other upcoming projects** (as money and time permit): curbing redone, blacktop, restriping and numbering of parking areas, North campus fence replacement.

**Next Meeting:** July 16<sup>th</sup>, 2016 at 10:00 am in the Clubhouse! ☺