

Martha's Landing Meeting Board Meeting

Minutes from Dec 5, 2015

By Carla DeRosier (Board Secretary)

Meeting begins 10:10am, Tom, Paul V., Peter M., Kirk F., Jane, Carla D., multiple homeowners attended the budget ratification.

First the floor was opened to budget discussion:

A new homeowner asked Tom about the Port Gardner Property Mngmnt company fees and how much of a percentage he 'takes' from our dues paid? "Industry standard is 3 to 4%. Tom confirmed he only is paid a monthly fee as shown in the financials. No assessment dollars go to the property management fees. Please feel free to continue your discussion/concerns with Tom Gish Jr. directly.

Another homeowner voiced concern about the assessment for 2015 which will continue at the same amount into the full year of 2016. Can we vote against this assessment as it is a constant struggle financially for some owners? Answer: yes, you can contest by voting no but there has to be a majority of 51% 'no' votes from other homeowners to reject it, and that has not happened so it is approved.

The Board has struggled for the past 7+ years to balance and approve a doable budget including the special assessments required to make absolutely necessary repairs on this campus. There is no way to get around this and in fact this is the lowest cost way that most everyone can work it financially and still hang on.

We could've just gone cutthroat and did a \$7,500.00 per unit assessment but that would make it even more out of reach financially for many.

A new homeowner in the E building is very unhappy with the visual appeal of the landscaping and property, the shrubs need to be pruned and a clean, neat job done. The Board has already addressed the issues homeowners have brought to us. We have a plan in place to re-address work on campus with our landscaping company which was cut way back due to our struggling budget.

We have a new fence on the North property line slated for Spring 2016 as well as fresh bark and a lot of shrub cleanup, removal and basic beautification. Please attend the next meeting to bring your brilliant and inexpensive/budget worthy ideas. Take initiative, do not sit back quiet and let other's try to address all the work and decisions that need to be made, United We Stand!!

Another homeowner asked if there is any way to financially gain from the empty (bank owned) units on the property? Great question! Sadly we have our hands somewhat tied. We have to work with the banks and that takes some time and a lot of effort.

Homeowner of B202 needs a new deck and storage closet door and thought she paid her assessment \$\$ up front in full at purchase but wondered if that covered this repair or how/when can it get handled? Tom will address.

The Board and Tom, our property manager....are well aware of the issues with our decks on the upper units and all of the unit's storage closet doors that are failing.

We are getting the last 20 units replumbed and then roll right in to addressing the next major issues on our list of repairs which are some decks, siding, fencing, landscaping etc. Please be patient with us and contact Tom@ Port Gardner with any immediate concerns. Please try to take pictures and email them to Tom also which is very helpful but not required.

Budget was approved. 9 votes in favor, 3 opposed

Plumbing started first in the G building due to water damage loss so while the walls in several units were already open, Fischer Plumbing went ahead and completed the task we budgeted for.

'A'- building re-plumbing was going to be next but one HomeOwner was not willing to allow access to the unit during the holidays (which is understandable but not helpful to completing this important and necessary project).

You will be notified when the plumbing company intends to begin the work.

A Homeowner asked if there would be consideration to have water shut off valves installed in each unit so that when there is a plumbing issue the whole quad does not have to be inconvenienced for one unit's event. The final 20 units being

replumbed will also receive installation of individual shut-off valves and then the rest of the complex will be re-addressed to come up with a future gameplan.

All Homeowners should individually assess the age of your water heater tanks as they typically last 8 to 10 years, sometimes less, sometimes longer, the liability may be all yours for damage if your insurance company does not cover the damage. Please consult your insurance agent if you do not know.

A Homeowner asked how many more assessments we will have? There is no way to predict that but we do have one for 2016 and likely will in 2017. The Board is hoping that instead of the continued 2017 assessment we can reduce our delinquencies to try for a commercial loan which would provide enough money to complete all the imperative repairs and improvements on this campus. This option for a commercial loan also would make payments much lower and easier to financially strapped owners.

F building has two dead trees that need removal near parking spaces 48 and 44 on the driveway side of the building.

F204 is hoping the short sale will complete and the Board accepted the proposed pay off of dues and assessment payments with a small payment plan so that we can get a new owner in it and catch up to regular dues payments.

Please let me know if I've missed anything or you have questions, concerns or corrections to these notes.

Our next schedule meeting is Saturday February 6, 2016 at 10:00am!

HAPPY NEW YEAR!