

**SILVER RIDGE CONDOMINIUM
BOARD OF DIRECTORS MEETING
JANUARY 24, 2023
HELD VIA ZOOM**

CALL TO ORDER: Board President Greg Gummer called the meeting to order at 6:11 p.m. The following Board members were also in attendance: Mike Clisham, Paul Coleianne, Brenda McCullough, Edith Smith and Bob Walton. Shalola Johnson was unable to attend the meeting. Margaret Bell was present representing Brodie Management.

APPROVAL OF MINUTES: Approval of the minutes put on hold.

PRESIDENT’S REPORT: Greg Gummer welcomed everyone to the meeting and wished them a new year. Greg stated the Board is moving along several projects for the community, including amendments to the Declaration and Bylaws. Greg said Margaret will discuss provide updates in the Management Report.

TREASURER’S REPORT: Paul Coleianne submitted his financial report for the period covering . The balances are as follows:

• OPERATING FUND	\$52,700
• REPLACEMENT FUND	\$447,212
• ELEVATOR REPLACEMENT FUND	<u>\$285,156</u>
• TOTAL REPLACEMENT FUND	\$732,368
TOTAL ASSETS:	\$785,115

MANAGEMENT REPORT: Margaret Bell presented the following Operations Report:

- **Deck Repairs:** Tinkler Construction anticipates the deck project will be completed by end of next week.
- **Fire Alarm Panel (3901 Darleigh & 3907 Hannon) -Sounders:** Working with Logan (BFPE) and Karl (Calvert Mechanical) for a quote. The Fire Department will require three sounders per unit. This currently only applies to building where the alarm panel has been replaced (3901 Darleigh and 3907 Hannon.)
- **Pet Waste Stations:** Four pet waste stations were installed – two on the Silver Ridge side and two on the Perry Brook side of the property.
- **Front and Back Door Replacement:** Following up with LocTek about the quote for the front door at 3802 Wean.
- **Declaration/Bylaw Changes:** John Oliveri forwarded the following proposed amendments: A 48-month leasing restriction, 80% carpet requirement, lowering of quorum from 51% to 25%. The Board met with the Declaration/Bylaw Amendment Committee (volunteers signed up at the Annual Meeting) to discuss proposed amendments. The proposed changes (suggested by the Declaration and Bylaw Committee) to the amendments were returned to John for follow-up. In addition, the Board is proposing a Bylaw requiring a Move-

In/Move/Out Fee. This will help pay for damages caused by residents moving in and out, including gouges in the walls and damage to the exit signs.

- **Sprinkler Replacement:** All common area hallway sprinklers replaced in Silver Ridge. Still need to replace in the storage rooms. We will use VSC for this replacement.
- **Roof Replacement:** 3800-3802 Meghan is the last building for roof replacement. Does the Board want me to get a quote for 2023 replacement?
- **Sprinkler Break:** On December 24th, a pipe line froze and flooded the 3rd, 2nd, 1st, ground floor units in 3800 Meghan Drive. The common area hallways and another unit also sustained damage. This will be a large insurance claim. During the extremely cold freezing weather, it is important to leave the doors open to any closets that have sprinklers in them to prevent freezing.
- **Drainage:** Shuster Concrete repaired a drainage issue on the side of 4100 Chardel. It will take a few hard rains to see if it corrected the issue.
- **Intercom Issues:** Verizon upgraded the phone lines in the Perry Brook to Fios. This has resolved the issues with the programming phone numbers in the intercom system.
- **Intercoms:** Good news! ACS (Advanced Control Systems) resolved the key fob issues. Therefore, you will not have to replace the intercom systems.

Owner Forum: The following questions/comments were voiced by those in attendance:

- Chris Abdulghani (38000 Meghan Drive) voiced concerns about how it is taking for the insurance adjustor to access the damage. Margaret to follow up with Schoenfeld.
- Marge Roloff (4102 Chardel) has questions about the Declaration amendments. The amendments will include a leasing restriction, carpet requirement and lowering of quorum to hold unit owner meetings. It will take 80% of unit owners to vote Yes to approve Declaration amendments and 60% to approved Bylaw amendments.
- Marge Roloff (4102 Chardel) asked that a copy of the 2021 audit be sent to her.
- Margaret Hubbard (Meghan) inquired about insulating the sprinkler lines. The Board is looking into this option for the third floor units. Owners are not allowed to use the attic space for personal storage.
- Cindy Hunt (4100 Chardel) had questions about leasing. A leasing restriction will impact only new owners. Any owners leasing before the restriction is approved, would be grandfathered.
- Shelly Kreider (4102 Chardel) asked about the hose in front of the building that needs to be shut off.
- Michael Surface (3802 Wean) reported that paint on the new doors is already peeling. Margaret will contact the painter to have him repaint the doors. The paint on the window above the awning is also peeling. The painter will return to repaint. Margaret will ask Jeff Tinkler to look at all the common areas windows for a quote. Many are rusted and need to be sanded, primed, and painted.
- Committees: The following Committees are being established:
 - Declaration and Bylaw Amendments
 - Communications

Landscaping

- Positive comments were made about the new pet waste stations. The Board hopes the residents take advantage of them. This should help to keep the property and the trash corrals cleaner.
- Anna Graham (3802 Meghan) said the door is not closing. Margaret will have contractor check the door closer.
- Roger Cullen (3901 Darleigh) – When will the carpet be replaced. Carpet replacement is “on hold” until all buildings are painted.
- Roger Cullen (3901 Darleigh) – Were the gutters cleaned? Yes, the gutters were cleaned by The Gutter Guys.
- Roger Cullen (3901 Darleigh) – Are three sounders in each unit necessary? Yes, the Fire Department is requiring that amount.
- Roger Cullen (3901 Darleigh) – Will the decks be power washed? Yes, Margaret is getting quotes for power washing and sealing.
- Roger Cullen (3901 Darleigh) – Reported a tear in the entrance awning. Margaret reported to Hoffman Awning.
- Roger Cullen (3901 Darleigh) – There is a dryer vent on the ground. Margaret asked Jeff Tinkler to install.
- Brenda McCullough: One of sprinkler heads on the third floor was not replaced. Margaret is aware and will have replaced when they replace the sprinkler heads in the storage. That involves shutting the water off to the building for the replacements.

Adjournment: There being no further business, Brenda McCullough made a motion to adjourn the meeting at 6:55 p.m. and Mike Clisham seconded the motion. All in favor. Motion passed.

Respectfully submitted,

Maria Tracey