

Poolside Regime Meeting  
Minutes  
July 5, 2208

Attendee:

P- 1 Don & Donna Bailey  
P-2 Debbie & Alan Titelbaum  
P-3 Steve & Lori Siefert  
P-6 Maura Rukin  
P-7 Malcolm & Sue Kahn  
P-9 Sue Katz  
P-10 Jay Kahn  
P-11 – Jim & Barbara Biringer

The minutes of the 2007 Poolside Regime meeting were read and approved

**Old Business:**

1. **Concrete** Concrete walk way repair is still on ongoing issue of frost heaves and terrible. color match Jay Kahn working with all parties for a resolution. Dispute may result in arbitration under AIA rules. DEW has not responded to a formal rejection, and we will seek legal guidance to continue to correct.
2. **Doors.** Outside front doors for entry ways corrected
3. **Lights.** Outside front lights still an issue. The bulbs seem to burn out easily, and the Village does not replace on a timely basis. Jay will purchase a box for Homeowners to keep for replacement. Darkness can be a safety issue.
4. **Locks** – Still unresolved whereby non – renters can control locks
5. **Parking Lot:**-The new signs were installed. Parking problem seems to be resolved at 90% of the time.
6. **Trash Bins:** Trash bins moved back to closet near units. Someone questioned as to how often trash is picked up. Also, it was noted clean linen often placed in bin with dirty laundry.
7. **Woodchuck:** Still may still be around but not a problem.
8. **Gas line:** Line still needs painting
9. **Heating & Cooling:** Still in search of a contractor. Alan Titelbaum suggested CT Plumbing in Cambridge.

10. **Indoor doors:** Doors located between units. There were no real consensus on issue of safety or need for better locks,

11. **Pine Tree:** Sue Kahn will discuss with Joe as to the feasibility of removing the tree to provide view from poolside units.

### **Regime Director Election**

Maura Rukin term expired. She was re-elected unanimously by those present to serve an additional three years.

### **Finances:**

Jay will provide financial report to owners at a later date. The existing term note will be converted into an equity line to provide cash flow for emergency funds.

Jay Kahn – Director suggested continue to build reserve for future projects. Roof replacement 3-5 years away.

### **New Business:**

1. There is an 8” Gap with regards to the aluminum rails where will add an extension for safety. We will coordinate fixing the problem with Ed Brousseau and SNHA.
2. Steve Siefert P-3 suggested looking into Solar Panels. Potential for saving on energy costs. He accepted task of research and background on feasibility and cost.
3. P-8 window on side has rot which needs repair. Window is responsibility of owner of unit.
4. Cover over air conditioner P-7 (lower unit) needs adjustment since there is still a loud noise when it rains.
5. There is an erosion problem by P-7 from a gutter extension that fell off and needs repair.
6. Spring patch and paint missed under canopy on decks from P2-8. Contractor needs to return to correct.

The annual meeting was concluded with a walk around the building by several of the attendees.