

Minutes
Poolside Regime Annual Meeting
July 2, 2006

Attendees

Bailey P-1

Titelbaum P-2

Rutkin P-6

Kahn P-7

Katz P-9

Kahn P-10

Biringer P-11

Harmon P-12

The minutes of the 2005 Poolside Regime Annual Meeting were accepted.

New Regime Director, Jim Biringer (P-11) was nominated and unanimously elected to serve a 3 year term beginning 7/1/06-6/30/09

Old business-

Semi-annual HVAC system in the units with central air or propane heat were reviewed. It was agreed to hire Woody's (the original installer) to perform both a spring A/C and a fall heating system checks. Jay Kahn to contact Woody's to arrange. These charges will be a charge back from the regime account.

Parking in the Poolside area continues to be a challenge with its proximity to the tennis courts. Jim Biringer to continue communications with Peter Delaney.

Wifi problems appear to be ongoing. Wireless reception in the lower units is poor and the system has been down from the storm on Saturday. Jay Kahn to add to punch list for integrity to review reception throughout the building.

Jim Biringer reviewed financial results. The renovation project was the primary subject and all were pleased with the financial management of the project. The contingency funds need to be collected to maintain our positive cash position. The current reserves will be ~\$8,000 which should be satisfactory to cover our fall/winter needs. We agreed to set the 2007 annual reserve assessment at \$12,000 to cover the minor painting required and to accrue for a new roof.

Maura Rutkin reviewed the renovation project. The response was very positive. Our objectives to improve the building aesthetics, minimize long term maintenance, improve attic ventilation(to be reviewed after the winter season) and repair the entry area walks, steps and landscaping were all achieved. All were very satisfied with the results. Some ongoing punch list items are:

Punch List discussed at meeting 7/2/06

Poolside Regime Meeting

1. Entrance Doors Stick, seals too tight?, paint damage from seals, doors being kicked to open

2. Some Screen doors not properly centered. P-11 has gap at bottom right.
3. Over head lights on porch were incomplete units 9-12 (completed on Friday)
4. No cover over air-conditioning in bedroom unit P-7
5. P-11-12 entrance. Rail connected by nails were rails join in upper top.
6. Garbage bin area and operations still incomplete. Should consider concrete slab or wooden platform since area floods which will result in people stepping in water to use bin
7. P-7 had drip which was apparently a result of upper units condensate drain in chase, resolved by maintenance.
8. Large bedroom windows in upper units to receive restrictors to prevent windows from opening to far.
9. Problem with window in small bedroom P-12
10. Wi- fi signal in lower units extremely low.
11. Grill missing
12. Need rock or obstruction on side of building near pool. It was reported golf carts cutting through riding over walkway.
13. Screens poor fit in P-12.
14. Dark area of cement walk still very visible, more than sealant.
15. Center cement staircase has crack. (Maura, I did not observe, can you provide more specifics)
16. Cable not operating in P 7 and 12 first floor, repaired by Smuggs,
17. P-2 A/C lines on ground below chase.

**Jay Kahn to work with Ed Brousseau, DEW and Smuggs to resolve
New Business**

Two Poolside homes have not replaced their older water heaters. The directors will send a note to advise these owners that if any damage is caused by these older heaters after 9/15/06, the owner will be responsible for the first \$5,000 of damages. In addition these homes will not be eligible to participate in the group "self insured" program that covers losses between the previous \$1,000 deductible and the new \$5,000 deductible for any losses due to old water heater failure. This means the homeowner will pay the first \$5,000 of damage due to a loss from an old water heater.

Meeting adjourned

Respectfully submitted

Jay Kahn, P-10