

Poolside Annual Meeting Minutes
July 1, 2012

Attendees (in person at Smugglers' Meeting House)

P2, Alan and Debbie Titelbaum

P7, Malcolm and Sue Kahn

P10, Jay Kahn

P11, Jim and Barbara Biringer

1. Jay Kahn agreed to record the meeting and submit meeting notes.
 2. Reviewed and approved 2011 meeting minutes
 3. Reviewed current financial reports and noted that the regime has ~\$32.5m in reserves for annual building maintenance and long term capital projects. Some minor delinquencies still exist and we will continue to manage our receivables.
 4. The railings still need some support and painting. The bases are being hit by snow removal and we should communicate with the resort regarding the wear and work out a solution. The bases also need to be painted with a direct to metal paint. Joe – parts have been ordered from the original supplier to replace the broken bases and bent posts and rails. Bases will be painted black when new parts are installed.
 5. Monthly LP gas continues to be a challenge. We need the SNHA office to correct this procedure. Jim Biringer to follow up and request monthly meter readings along with last in first out pricing.
 6. Pest control seems to be in good condition.
 7. Jay Kahn will add numbers to the doors to minimize unit confusion for guests and contractors.
 8. Deck furniture was discussed again and we will review what the Hakone regime recently implemented
 9. Entry light fixture bulbs are still problematic, LED bulbs seem to be the best long term solution once prices are lower. Joe- I have identified a LED lamp/bulb for Hakone and they are available through an Efficiency Vt program for \$5.00 each. I can investigate lamps/bulbs for Poolside if you wish. I believe the base of the Poolside bulbs are smaller than regular sockets. I will confirm by inspection, and let you know what I find.
 10. HVAC system checks have been done for some homes and the heat loss analysis continues, Jim Biringer has followed up with Joe.
 11. Lattice added to a/c condenser area near P7/8 looks great.
 12. P2 still has some end windows that the seal has failed; It will be fixed to match current details
 13. The cement walks still an ongoing problem along with some siding failures. Jay Kahn to coordinate with Joe for some remedial actions. Chunk of walk missing, large rock moved that prevented carts from going through, review grading at end to minimize puddling, etc.
 14. There are still black steel gas supply lines to be painted to match the building. – Joe – we are working with Amerigas to obtain the proper treatment for the painting of the supply lines.
 15. One section of vinyl siding is missing near the right side of P10 deck, Joe to follow up.
 16. A formal regime meeting will be called once we have recommended bylaw updates to be consistent with new VT condo statutes.
6. Meeting adjourned

Submitted by Jay Kahn

Director and homeowner in PS 10