

POOLSIDE REGIME MEETING

Minutes
July 1, 2007

Attendees:

P1: Don and Donna Bailey
P2: Debbie and Alan Titelbaum
P6: Maura Rutkin
P7: Malcolm and Sue Kahn
P9: Susan Katz
P10: Jay Kahn
P11: Barbara and Jim Biringer
P12: Mary Beth Harmon

The minutes of the 2006 Poolside Regime meeting were read and approved.

Construction and Building Maintenance Update:

1) Concrete work:

Jay Kahn is continuing to act as liaison with DEW and Ed Brousseau. The concrete walkways and steps are cracked in several places. DEW will repair but as of now is only offering a one-year guarantee on the repair. This is not acceptable based on the expected lifespan of concrete. The stairs are also clearly damaged from snow removal. The possibility that snow was not removed in a timely manner over the winter resulting in ice buildup may have contributed. There is a difference of opinion as to whether a water drainage problem exists and may be part of the problem.

It was decided to hire an independent civil engineer to evaluate the situation and make recommendations.

2) Outside doors:

The doors continue to stick and be hard to open. This is probably due to the excellent seal of the door with the frame and reflects their good quality rather than a defect.

3) Locks:

Peter Delaney will again be consulted as to whether the electronic locks can be formulated to allow the door to remain unlocked.

4) Parking Lot:

The Poolside Parking Lot is being used by persons other than Poolside homeowners and guests. This has been and still is an ongoing problem. It has worsened with the expansion of the resort. Jim Biringer will collect ideas and present them to Peter Delaney as possible solutions. Discussed were providing numbered spaces for each unit, better signage, electronic gates, and ID tags for cars of owners and renters.

Regime Director Election:

Jay Kahn's term has expired. He was unanimously elected by those present to serve an additional three-year term.

Finances:

The winter financial needs were under estimated but the shortfall has been corrected and the regime is back to having a normal level of operating cash.

One unit continues to be a receivable problem. This will be addressed by SNHA.

New Business:

- 1) Establishment of a long-term fund and maintenance plan.

Jay Kahn will meet with Joe Ingram tomorrow to begin assessing needs for long-term funds and general building maintenance plan. At the current time the roof is the only identified near term project that will require substantial funds.

- 2) Outside Lights.

The outside lights are not working consistently. This may be due to both electrical problems and operations not stocking the correct bulbs. The issue will be discussed with both Peter Delaney and Lee Davis (electrical).

- 3) Trash.

The outdoor trash shed is not working out as planned. It is hard to use, especially in the winter. Guests are unclear as to where to leave trash and so they often just leave it outside the condos.

Consensus was reached to revert to the old system using the closets outside the units. Operations will be notified of the change and the need for new containers in each closet.

Future possible uses for the shed include linen storage and winter storage of porch furniture.

- 4) A woodchuck has adopted P 07 as it's new home. Holes are being dug under the porch and the deck is being used for sunning and general hanging out. Maura Rutkin will consult a nature expert to discuss its relocation, as the Kahn's are not willing to share their home.
- 5) The security of the indoor doors between the upper and lower units was discussed. Maura Rutkin will investigate the cost of walling in the doorways.
- 6) The ever-growing pine tree in the Commons parking lot is obstructing Poolside views more and more each year. A preliminary investigation of whether it might be removed will be undertaken.
- 7) A new gas line outside of P1 needs to be painted.
- 8) Heating and Cooling.
 - P12 continues to receive excessive electric bills in spite of having converted to gas heat. The regime still needs a vendor to provide yearly maintenance to the furnaces. The vendor that installed the units has retired.

The annual meeting was concluded with a walk around the building by attendees. The majority of the renovation project remains beautiful and has been a great success.