

Poolside Annual Regime Meeting

July 5, 2014

Attendees: P-2 Alan & Debbie Titelbaum ; P-5 Angela Girardi ; P-6 Michael Davidson & Terri Halperi; P-7 Sue & Malcom Kahn; P-10 Jay Kahn: and P-11 Jim & Barbara Biringer

- I. Welcome new owners P-5 and P-6. Introduction of old and new homeowners attending meeting.**
- II. Jay briefly discussed Poolside ownership of building, parking lot and land. It is owners' responsibility to manage property.**
- III. Jay explained Poolside relationship is with two main vendors – SNHA and Smugglers' Notch Management. Also, there is interaction between Board members, Regime directors, and homeowners in relations to dealings with the resort.**
- IV. Re-election of Jim Biringer P-11 as regime director and newly elected Regime Director – Angela Girardi –P-5 as third director to replace vacated position by Maura Rukin.**
- V. Briefly discussed reserves and budget which are driven by maintenance of building.**
- VI. Briefly reviewed financials. Good cash position in Bank and collections up to date.**
- VII. Provided overview of past renovations. Discussed need for a new roof and possibility of improving air flow and insulation in attic at the same time. There will be future discussion on actions, costs, and timing of the project(s).**

New Business and Questions by Owners

- A. Jay suggested we should address ground keeping as up keep and maintenance of grounds around Poolside have deteriorated. Much better in the past.**
- B. Discussion on walkway which heaves up during winter months due to poor workmanship when originally installed. Cost to replace will be expensive. Alan Titelbaum suggested filing cracks with rubber substance in joints. Jay felt this action would not resolve issue. No proposed action at this time. We agreed to get site contractor to propose solution and costs**

- C. Debbie Titelbaum summarized the issue she had in her unit and dealing with SNHA. Regime needs to discuss what are the expectations of SNHA on following up with work done on the building and within the units by outside contractors. Need to insure proper cleanup and no damage.**
- D. Sue Kahn stated unless you are a renting unit, the owner must pay Smuggs for internet use. The regime owns the equipment and Smuggs uses outside provider for actual internet service. Feeling is owners should have free use. Jay will discuss with Board member in charge of communication technology.**
- E. Angela Gerardi stated there was a mix up with reservations and they rented her unit. When they arrived they were put in a 3 bedroom and they were required to pay a fee for the unit and internet. She complained to Lisa Howe. Angela was basically told they could do nothing for her regarding the fees.**
- F. Michael Davidson P-6 stated there were a number of towels on the railing steps to the building upon his arriving at the Village on Wed. He requested they be removed. Jim Biringer called twice on July 5th and they were finally removed after 3 days. Very unsightly to guests.**
- G. P-5 and P-6 stated electric heating bills were very high. Apparently P-6 not hooked up to gas heat. They had a problem with condensation from their air conditioning. Need to keep the process going with SNHA for qualified/responsive HAVC vendor.**
- H. Jim Bringer stated railing on steps entering building by P-11 & P-12 still broke, (E mail sent to Joe Ingram on 7/6/14 as a follow to e mail in May regarding the damage. Parts were apparently ordered at that time). Awaiting Joes' response. Need to follow up as should be paid by SNMco from snow removal damage not regime expense.**
- I. Photocell for exterior lights at P-5/P-6 needs to be replaced
The meeting was started around 9AM prior to the Village Homeowners' Annual Meeting which started at 9:30 and the regime meeting was completed after the annual meeting at approximately 1:30**

Submitted by

Jim Biringer, PS Director