

Minutes
Poolside Regime Annual Meeting
July 3, 2005

Attendees

Sue Katz	P-9	Allisonfunny@aol.com
Malcolm & Sue Kahn	P-7	smugglerskier@bellsouth.net
Jay Kahn	P-10	jay@thesigncenter.com
Alan and Maura Rutkin	P-6	maura@rutkin.com
Marybeth Harmon	P-12	mb5826@aol.com
Allan & Debbie Tietlebaum	P-2	someyes@aol.com
Jim & Barbara Biringer	P-11	jbbiringer@aol.com

The minutes of the July 2004 meeting were accepted

New Regime director appointed – Maura Rutkin PS 06 beginning July 2005 for 3 years. Replace Sue Kahn PS 07 – Term expired July 2005. Ballots will be sent to homeowners that did not attend the meeting.

Building Repairs and Improvements:

Discussion on need to develop a scope and plan for major improvements and renovations to the exterior of the Poolside building. The building is in need of structural repairs plus the exterior needs to have siding, windows and doors to enhance the ascetics. John Doane – Architect will be hired to under take a complete evaluation of the building. His evaluation will include a proposal which will define the scope of repairs and the estimated cost of the repairs, renovations etc. The directors will need to sign a contract for him to move forward. His cost estimated at \$12,000 -\$13,000.

A meeting was held after the regime meeting at the Poolside with John Doane at @; 2:00p.m. Jay Kahn, Jim Biringer, Maura & Allan Rutkin and Sue & Malcolm Kahn were present from Poolside. Everyone inspected the building adding suggestions. The repair and improvement issues were discussed. . John will prepare a contract. Bids will be needed on the proposed work. Plans are to have all contactors in place by the fall with work to begin in spring '06.

The repairs and improvements will be costly but the Poolside owners need to understand that the exterior improvements will enhance the value and protect the building from further deterioration and costly repairs. Preliminary cost estimate of \$300,000+.

Regime Reserves:

Jay Kahn indicated reserves were to increase 2.5% in 2004. Actually reserves went down. Reserves to be adjusted upward each year with inflation. Regime Reserves for 2006 were agreed to be 2004 plus 5% increase.

Heating / Air-conditioning:

Marybeth Harmon P-12 reported that the air-conditioning wasn't working properly. Also, her electric bill was very high during the winter even though her unit is supposedly heated by gas. Jay suggested a need for a reliable heating and air-conditioning contractor to adjust the upper level units. Jay felt Woody's would be a reliable source although Woody's is not on Smuggler's vendor list. All upper units apparently need some adjustments.

Landscaping:

Overall landscaping was very much improved. A major issue is the deteriorated timbers in the front. They need replacement to upgrade and improve the looks of the premises. Sue Kahn suggested Kim Grogan get a \$50-\$75 restaurant certificate for Diane in landscaping for the job well done on Poolside landscaping. All Agreed.

Parking:

Parking continues to be an ongoing issue at Poolside. Both employees and village guests staying elsewhere utilize Poolside parking area. During busy times Poolside owners and guests have a difficult time finding parking. Maura Rutkin will address the issue with Pete Delaney . She suggested individual unit's signs. A problem with individual unit signs maybe some units may have two cars and the winter snows are often plowed in certain spots.

WiFi – TV:

Everyone seemed pleased with the new channels and TV reception. The installation of the WiFi is a benefit.

Rental Balancing:

Jay stated rental balancing is an ongoing issue. He is unable to obtain adequate information to properly evaluate the situation.

New Business:

1. Sue Katz -P-9 spoke of replacement of water valve shut offs in the units to prevent major leaks.
2. Marybeth Harmon –P-12 wanted to know about the staining of the decks. Jay Kahn stated there is money in the reserves set aside to finish the decks every year.
3. Sue Kahn P-7 mentioned the need to enclose the entire underneath of the front steps. Also, she thinks the space should be covered with stones.
4. There were reports about missing outdoor furniture.

Meeting was concluded.

Respectfully submitted

James Biringer PS 11