

BOARD OF TRUSTEES MEETING
ROYAL CREST COUNTRY CLUB CONDOMINIUM
WEDNESDAY, JUNE 6, 2018
6:30 P.M.

The meeting was called to order by Chairman, Dan Brown, at 6:30 P.M.

Trustees In attendance: Tom Barrile, Bill McCrave, Gerry Walsh (Vice-Chairman), Dan Brown (Chairman) Tom Donaghey (Treasurer), Ray Ruggeri, Joyce Rufo & Tim Collins (Secretary)

Also in attendance: Kate Kelly, Ken Tracy and about 60 unit Owners

Phase One Trustee Bill Mahoney moved from RC a few months ago. Ray Ruggeri, a Planning Committee member, volunteered to run for the remainder of Bill's term (one year). He was unopposed and therefore, the Board may choose to appoint him. Tim Collins moved to appoint Ray Ruggeri to the Board, Gerry seconded the motion, all approved.

Tom Donaghey moved to approve the minutes of the November 29th, 2018 Board Meeting. Tim Collins seconded the motion. All approved.

Dan Brown took a moment to remember former resident and WWII Veteran, Charlie Nasuti. It has been five years since Charlie passed and today marked the 74th anniversary of D-day. Charlie served in a Navy Destroyer off the coast of Normandy during the invasion.

Animal Discussion

Royal Crest has a no pet policy. Approximately ten years ago, it became law that "comfort animals," also known as "emotional support animals" were considered a reasonable accommodation under the Americans with Disabilities Act. So, various locations and entities, including condominium complexes, must allow comfort animals if presented with appropriate medical certification, regardless of rules prohibiting pets. There are currently four comfort dogs in RC.

Condominium complexes are free to have reasonable rules regarding comfort animals. In the near future, the Board will vote on a comprehensive set of regulations in this regard. For now, after some discussion, the Board decided it was important to put in place an important regulation, particularly in light of RC's no dog walking policy and the several concerns raised by unit owners.

Dan made a motion to put in place an immediate regulation that owners of comfort dogs must, when walking their dogs outside of their unit, take the most direct route without delay (not on the golf course) off of RC property once they exit their unit, and they must return to their unit in the same manner. Tim seconded the motion, all approved. Also, comfort dog owners must comply with the leash law (leash at all times when outside their units) and, of course, pick up any waste.

A question was asked about the possibility of dogs making noise inside a unit. Generally, the Board does not get involved in building noise complaints for many reasons. Unit owners are usually referred to the police department.

The Board explained that despite individual opinions about comfort animals, it is important to treat everyone respectfully.

Sliding Doors & Windows

Dan explained that the diamond grids in our windows and sliders are part of the architectural integrity of the buildings. Unfortunately, there are only two companies remaining which make the sliding doors with the grids, Custom Built & Renewal by Anderson. Further, the doors come from Canada and in many cases can take up to two months to be delivered. At future meetings, the Board will discuss whether to remove the diamond grid requirement for the sliding doors.

Financial Update

\$80k has been spent so far from our Reserve Fund on construction projects. We currently have \$250k in the reserve fund. We are \$14k ahead on the operating budget. Collections are all proceeding well and according to plan.

Landscape Update

Tom Barrille reported that Brightview is doing a great job. They have edged and mulched the beds, planted annuals in the front island, the lawns have been treated and many irrigation problems fixed.

There are several dangerous pine trees to be removed in the near future: two in front of building 19, two in front of building 17, one in front of building 15 and one in back of building 9. Also, the tall shrubs at corner of the intersection by building 11 will be removed by our maintenance staff.

Tom explained that he is working with Brightview to develop a comprehensive plan to perform extensive landscaping around buildings over the course of the next several years. Some of the work will begin at building 8, where shrubs are overgrown and splitting.

The trimming of the shrubs will start on July 30th.

The policy on landscaping in the common area is that we won't be selectively removing or planting. There will be a plan for each building

Dan reminded everyone that they should not speak to landscapers. Issues should be reported to Kate.

Construction Update

The Planning Committee will consist of unit owners Ozzie Ceurvels, Carl Tempesta, Jon Predaris, and trustees Ray Ruggeri, Jeanean Street, Dan Brown, and Tom Barrille.

So far this year, \$80k has been spent from our Reserve Fund. Siding replacement of the building 18 gable ends was completed. The remaining work on building 18 will be finished this year. Building 20 gable ends were also completed, along with half of the front of the building. The siding replacement for building 32 will also be completed this year.

As explained in the past, a total siding replacement for each building in parts I and II costs \$160k.

Buildings 4 and 8 had to have their foyer roofs replaced at a cost of \$2800 each

The following describes our tentative plans for the rest of 2018:

Two buildings will be getting new roofs in the fall, at a cost of \$30k each. Those buildings have not yet been determined.

All building carpets were cleaned last year. This year, carpet cleaning will occur in half of the complex on July 9th. This year, we plan on replacing carpeting in buildings 34 cd, 8, 9 and 11. Carpet replacement costs \$15k per building.

Buildings 17, 18, and 29 will have their entry doors replaced this year.

The Annual Meeting is June 20 and there will be two more meetings this summer on July 18 and August 29th. The Planning Committee will meet several times during the summer and will report its findings to the Board.

It is important to note that our construction plans are always subject to change, based on needs and unforeseen circumstances. We will always try to keep unit owners as updated as possible.

Unit Owner Comments/Questions

A question was raised about continuing the road paving project. Dan explained it will continue, probably in 2020, but possibly 2019. It is something the Planning Committee will be investigating.

A question was raised about the possibility of getting an Elliptical machine for the exercise room – A refurbished commercial machine would cost around, \$1200 to \$2000. The Board will look into this possibility.

A Bocce Court will be constructed this year, with the work to be done in-house

There was a request for a patio extension for 34A1. All the documentation was in order. Tim made the motion to approve the extension and Gerry seconded, all approved.

Dan announced the hiring of two new part time employees – Peter Carter, a Walpole Firefighter and Mark Farrell, an employee of the Department of Corrections. The Board will officially vote on their hiring at a future executive session.

Meeting adjourned at 7:50.

Next Meeting: Annual at June 20, at 6:30 P.M.

Respectfully Submitted,



Tim Collins, Secretary