

BOARD OF TRUSTEES MEETING
ROYAL CREST COUNTRY CLUB CONDOMINIUM
WEDNESDAY, JUNE 19, 2019
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, Ray Ruggeri, Carl Tempesta, and Tim Collins (Secretary)

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

Tom Barrile made the motion to approve the minutes of the April 3, 2019 meeting. Bill McCrave Seconded the motion, all approved.

Unit Owner Comments:

A unit owner from Building 11 stated that the hedges were overgrown in the parking lot. The issue was covered by Tom B. during his landscape update (see below).

A unit owner asked about the rule regarding owners walking comfort dogs directly off and then on the property. Dan reiterated that it is a suggestion for comfort dog owners to take the most direct route off the property and to return to their units in the same manner. RC is unable to make this a mandatory rule, it is a suggestion in the interest of unit owner/community relations. Of course, comfort dogs must be leashed at all times and cannot walk anywhere on the golf course.

A unit owner complained about cars parking on the main road. The Board explained that cars should only be parked along the main road for very short periods of time for dropping off or picking up. In situations when the clubhouse parking lot is full, overflow parking is allowed on the main road (from the maintenance shed to the stop sign).

Bill McCrave mentioned that it has been two years since Duct Man, Inc. was hired by many residents to clean their dryer vents. Bill will be contacting them to see if they will be able to come back this year and what the rate would be.

A unit owner asked about the Bocce Court. Dan said the only hold up is finding a location. Two possibilities were discussed, both of which were near the practice area behind the clubhouse. This will be voted on at the next regular Board meeting.

CLEAResult/Mass Save Update:

Dan thanked Mary Kane and Bill McCrave for their hard work getting Mass Save to come to Royal Crest and investigate interior lighting and attic insulation. RC arranged for a trial during which the Contractor would perform free air sealing in some buildings' attics. In Building 15, the sealing material they were using caused a small fire to start. The Fire Department was called and the fire was extinguished. No permanent or significant damage was done. It was learned later that the Contractor could have been using a non-flammable sealing product.

The Board is obviously not pleased with these events. The Contractor was told not to return. The

project is on hold while the Board determines whether to continue to work with Mass Save/CleaResult.

Garage Door Painting:

At the last meeting the issue of differing shades of brown paint on garage doors was raised. Tim Collins investigated. There are three companies that supply Unit Owners with new garage doors. Unfortunately, each has a different shade of brown for the doors. Tim and Ken Tracy will be contacting the companies to discuss the issue. At the next regular meeting, the appropriate color shade will be provided along with an approved list of companies who can provide it on their garage doors. The issue of ensuring that the varying shades on existing doors are painted over and standardized will also be discussed at the next regular meeting.

Project Updates:

Building 27 has had its roof replaced. Building 5 is scheduled to be done next.

The re-siding of Building 14 has been completed. Painting will be finished soon. Building 15 is scheduled to have its re-siding completed next. After that, time permitting, smaller remaining sections on Buildings 19, 21, and 27 will be done. At that point, the siding project for the entire complex will be complete.

New entry doors have been installed at Buildings 15, 17, and 18CD.

New carpets are scheduled to be installed in Buildings 25 and 29 this year. The next buildings currently scheduled for carpet replacement are Buildings 29, 23, and 27, in that order.

The paving project and removal of the tree root at the start of the cart path by the pro shop have both been completed.

Unit Owners Al and Sue Joseph researched options for new card tables and chairs for our renovated card room. Al and Sue owned a furniture business, which is now owned and operated by their son. They were able to secure a very good arrangement for RC. A quote was received for three quality card tables and twelve chairs for \$2,319.25. After some discussion, a motion was made to increase the order to 4 tables and 16 chairs for the card room. Tom Barrile seconded the motion, all approved.

As discussed in previous meetings, the Board investigated replacement of the flagpole at the pool. The issue was researched and the best price for a similar pole (height, quality) was \$3,700. The new pole will not have to be painted and will not rust. Bill McCrave made the motion to buy the new flagpole. Tom B. seconded the motion, all approved.

Landscape Update:

Tom Barrile gave the Landscape update. RC is in year two of a three-year contract with Brightview. The Board is pleased with their performance. Tom explained that pruning of bushes will begin in July. In addition, the issue of overgrown Rhododendrons is being discussed with Rob Moon, our Brightview account manager.

McHugo Tree Service will be onsite July 11 and 12 to perform significant tree trimming around the entire complex.

Tom is currently working on budgeting for landscape renovations for each building. He is also looking into fencing to go around unsightly dumpsters.

Ken Tracy was thanked for building the new bridge at the 7th hole. Laura Martin was thanked for her work on the flowers in front of the clubhouse and on the back patio.

Financial Update:

The Operating Budget is on target. We currently have \$350,000 in the reserves, with another \$250,000 to be collected this year. All projects are on schedule and within our reserve budget forecast.

Meeting adjourned at 7:20.

Next Meeting: Annual on June 26, at 6:30 P.M.

Respectfully Submitted,



Tim Collins, Secretary