

BOARD OF TRUSTEES MEETING  
ROYAL CREST COUNTRY CLUB CONDOMINIUM  
WEDNESDAY, JULY 31, 2019  
6:30 P.M.

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

In attendance: Trustees, Dan Brown (Chairman), Gerry Walsh (Vice-Chairman), Jeanean Street (Treasurer), Tim Collins (Secretary), Carl Tempesta, Tom Barrile, Ray Ruggieri and Tom Donaghey.

Also in attendance: Kate Kelly and approximately 50 unit owners.

Tom Barrile made the motion to approve the minutes of the June 19, 2019 and June 26, 2019 Annual Meeting. Tim Collins seconded the motion, all approved.

Unit Owner Comments

A Unit Owner asked about the current monthly fees. Dan referred to the November 29, 2017 minutes that explain the charges and payment options. (See attached)

Unit owners mentioned that they prefer the current method of listing both the operation budget and reserve budget monthly fees on our monthly invoices, rather than combining them.

The Board will vote in November on the 2020 budget. The reserve contribution will be reduced in 2020.

A Unit Owner expressed concern that the amount of monthly fees may be hurting sales of units. It was explained that there are currently only 2 out of 168 units currently for sale – a very low number. Sales are excellent and sale prices are the highest they have been in over ten years. A discussion ensued regarding Royal Crest amenities and associated fees and the favorable comparison to other area condominium associations.

Stone Wall

The stone wall on Rainbow Pond Drive has been in a state of disrepair. Bill McCrave thoroughly researched replacing the wall. A complete replacement would cost over \$100,000. Ray Ruggieri, with an extensive background in construction, was tasked with exploring alternatives to total replacement.

Ray met with four different contractors. He recommended a proposal to repair the wall by Natural Path Landscaping. They have made multiple on-site visits and are fully licensed and insured. They quoted \$5,650.00.

Tim Collins made the motion to hire Natural Path Landscaping to repair the wall. Ray seconded the motion, all approved.

The Board will continue to monitor the wall's condition. Extra precautions will be taken in the winter months to protect the wall from automobiles and snow plows.

### Sliding Doors

The original, Tudor style, diamond grid pattern on the sliding doors are becoming increasingly hard to purchase. There have been discussions in the past about doing away with the requirement to have diamond grids on the sliding doors. The windows with grids are still readily available.

Ray made the motion to remove the requirement for diamond grids on sliding doors only, with the condition that no grids/patterns are allowed on sliders moving forward. Tim Collins seconded the motion. All approved.

### Garage Door Discussion

Tim Collins and Ken Tracy checked all the garage doors and recommend that all new doors that are purchased from now on be “HAAS – Brown” doors. There are currently 16 new garage doors that are not the correct shade of brown. This was unintentional and the RC staff will paint those doors the correct shade of brown.

Going forward, any new garage doors purchased by unit owners must be “HAAS-Brown” in color. Please call Kate for the names of approved vendors.

### Golf Cart Lease Discussion

The 5-year lease on the current fleet of golf carts expires at the end of next year. Gerry has been working with 5 Star Golf to explore options. We currently pay \$12,000 per year to lease the carts and will have the option to buy them at the end of next year. The total to purchase the carts and new batteries would be approximately \$40,000. The cost of a new lease with new carts would be significantly more. No vote was taken at this time.

### Financial Update

Jeanean provided a summary to Unit Owners of Fisher Financial’s June report. She concluded by explaining that RC is in excellent financial condition and that operating expenses were slightly below target.

### Landscape Update

Tom Barille reported that McHugo Tree Service spent 2.5 days trimming the ornamental trees around the property. Brightview has finished trimming the bushes. They will be weeding around the pool and removing the fallen crabapples in the near future.

Tom has received the proposal for snow removal from Murphy Landscaping and the rates will be the same as last year. The Board will vote on that contract at the next meeting.

## Closing

An owner asked about the tree across from the clubhouse that was damaged by a lightning strike and is now dead. Tom said that McHugo will be removing it in the near future.

Kate will be purchasing portable speedbumps to place by Building 2 and at the corner at the top of the hill. Also, a window air conditioning unit will be purchased for the newly-renovated card room.

The Board reminded everyone that the Lifeguard is in charge at the pool. Unit owners and guests may not second guess the lifeguard or fail to follow his/her instructions. Any concerns may be raised with Kate or a Trustee at a later time.

Meeting adjourned at 7:30.

Next Board Meeting: TBA, at 6:30 P.M.

Respectfully Submitted,

A handwritten signature in black ink that reads "Tim Collins". The signature is written in a cursive, slightly slanted style.

Tim Collins, Secretary