

BOARD OF TRUSTEES MEETING
ROYAL CREST COUNTRY CLUB CONDOMINIUM
WEDNESDAY, August 12, 2020
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), Tim Collins (Secretary), Tom Barrile, Ray Ruggieri, Jeff Smith, Carl Tempesta and Tom Donaghey.

Also in attendance: Kate Kelly, Ken Tracy & 12 unit owners in person, 25 via Zoom video-conferencing.

Tim Collins made a motion to approve the minutes of the May 21, 2020 Board of Trustees Meeting. Tom Barrile seconded the motion. All approved.

Unit Owner Questions

The Board received an inquiry about removing the restriction on guests being able to use the pool. The Board explained that the Walpole Board of Health required Royal Crest to limit pool use to unit owners and residents, due to the Pandemic.

A question was raised about the pond fountain not working. It is in the process of being repaired. The fountain stops working from time-to-time, mostly due to turtles becoming trapped in the mechanism.

A question was asked about the schedule for new roofs. RC is in the process of replacing all roofs, at a rate of approximately two per year. They are regularly prioritized based on condition. This will be the second time in the complex's history that roofs are being replaced.

A Unit Owner asked that the landscapers clean up the pool deck after they are done. They have been leaving grass and debris on the pool deck. Tom Barrile said he would speak to Brightview about this issue.

A concern was raised about the condition of the handicap ramp at the clubhouse. Maintenance is aware of the issue and is planning to make repairs in the near future.

Miscellaneous

The top dresser that our Greenkeeper, J.P. Jones uses in the process of aerating the greens has reached the end of its useful life. A replacement would cost approximately \$40k. Fortunately, replacement will not be necessary. This process only takes place once or twice per year. J.P. has found a colleague who will do the work for us free of charge this year. Alternatives such as contracting the service out will be researched for future years.

Pool use. The Board expressed appreciation for unit owners and residents following the restrictions that are in place. There have been very few issues. The Board reminded everyone that lifeguards must be obeyed at all times. Any disagreements can be brought to Kate Kelly after the fact.

Tim Collins gave an update on common area carpets and interior painting. This year, five buildings plus the clubhouse will be cleaned by Stanley Steemer. Carpets in Buildings 23 and 27 were replaced this year. Currently, the carpets in Buildings 15 and 32 are scheduled to be replaced next year. Interior common areas in Buildings 2 and 11 were recently painted. More interior painting will take place over the winter by our maintenance staff.

Dan thanked former Trustee, Bill McCrave for all of his hard work for Royal Crest over the years, specifically pointing out MassSave insulation project and his efforts during the snowstorms of 2015, when he and former Trustee Ozzie Ceurvels were out every day helping with and overseeing the snow removal process.

The Board's newest Trustee, Jeff Smith, was welcomed to the Board. Jeff's mechanical and construction background will be a great help to the Board and RC.

Tom Barrile presented the Board with BC Murphy's proposed snow removal contract for the upcoming winter. The proposal includes the same costs that we currently pay. The Board may ask for another bid(s), but Murphy has done a good job for RC and was the lowest bidder three years ago.

The Golf Barn, which is used to house the equipment used to maintain the golf course, needs to be replaced. Trustees Ray Ruggieri and Dan Brown will be overseeing the process and updating the Board on progress. Bids will be solicited in the near future. The current plan is for construction to start in the winter or spring.

Dan mentioned the successful fifth hole drainage project. The major drainage issue between the cart path and the green has been fixed and the sand trap has been restored to its original size and filled with high-quality golf sand. Our in-house maintenance staff was complimented on the replacement and installation of railroad ties along the cart path.

The Board reminded everyone about golf etiquette and the treatment of our course. There has been a major issue with golfers not filling in/replacing divots and leaving ball marks on the greens. The Board is requesting the help of the RC community. Please contact Bob in the pro shop, Kate, or a Trustee if you witness anyone engaging in destructive behavior on the course. If you believe someone who is not an owner or authorized guest is playing golf after hours, please contact either Gerry Walsh or Dan Brown. Also, the Board reminded everyone that tee-shirts and jeans are not allowed when playing golf.

The Board noted that this year marks the 50th Anniversary of our golf professional Bob Travers' membership in the PGA of America. Congratulations to Bob!

The Board has been receiving complaints from owners about contractors using our dumpsters. Unit owners engaging in significant renovation projects should secure alternative disposal arrangements for debris. Please be respectful of your neighbors and do not overfill the dumpsters. Also, the Board reminded everyone to make use of our recycling dumpsters. Please note that cardboard boxes must be broken down before being placed in a recycling dumpster.

Pool Fence

The Board is in agreement that it is time to replace the pool fence. This issue has been discussed over the past few years. After looking into multiple options, including several designs and prices from

different companies, Tim recommended contracting with Cedar Link Fence of Walpole. They will install a code compliant Montage fence for \$19,400. This money has been budgeted for and will come out of the reserve fund.

Gerry made the motion to have Cedar Link install the Montage fence. Ray seconded the motion. All Approved. The fence will be replaced after the pool closes this year.

Golf Guest RC Covid-19 Rule

There was a discussion on whether or not to change the RC rule prohibiting guests to play without a unit owner accompanying them. No official vote was taken after it became apparent that a majority of the Board was in favor of maintaining the restriction for the time being. As circumstances with the Pandemic change, this issue can be discussed again.

Front Entrance Sign

There was some vandalism to the front entrance sign a few weeks ago. Three letters were broken, and one is missing. Individual letters cannot be replaced due to the font being discontinued. Replacing the signage essentially as it looks now, would cost approximately \$1,700. After researching the issue, an alternative exists to replace the current sign with a modern, more permanent structure which would have the letters engraved into a background which would then be attached to the front entrance wall. The company that would perform the work is Sign Language Signs from Norwood. This alternative would cost \$4,500.

A discussion ensued about the pros and cons of both options, as well as the option of removing all of the letters and not replacing them.

Tom Donaghey made the motion to have Sign Language Signs install the new sign at the cost of \$4,500. Tim seconded the motion. The motion passed 7 – 1.

Landscape project

Tom Barrile presented the Board with Brightview's proposals for the major landscape project at Building 2 and the follow up from last year at Building 8. The project to install new plant material on the left and right side of Building 8 will cost \$3,400. The major project at Building 2 will cost \$14,000. It entails removing the large overgrown bushes, and installing new plants and sod.

Tom Barrile made the motion to contract with Brightview to do the work at Buildings 2 and 8. Ray seconded the motion. All approved.

Tom also stated that RC has a significant amount of tree work to be done. In addition to some trees being blown down by a recent storm, there are some older dead trees that pose a risk. McHugo will be contacted to remove the trees downed by the storm.

Tom also noted that Brightview's Arborist will be coming to RC to evaluate the older dead trees and other aspects of our landscape.

Pond fishing

Tim took a moment to inform everyone that there is now a lock on the gate that leads to the popular fishing spot by the dam. The lock was put there because of the many problems created by people from outside Royal Crest. The clubhouse key will work on that lock so Unit Owners can still access it. Kindly make sure it is locked when you leave.

Meeting adjourned at 8:15
Next Board Meeting: TBD.
Respectfully Submitted,

A handwritten signature in cursive script that reads "Tim Collins".

Tim Collins, Secretary