

ANNUAL MEETING
ROYAL CREST COUNTRY CLUB CONDOMINIUM
THURSDAY, NOVEMBER 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), Jeanean Street (Treasurer), Tim Collins (Secretary), Tom Barrile, Carl Tempesta, Jeff Smith, and Jeanean Street.

Also in attendance: Ken Tracy, Maintenance Supervisor. In attendance via Zoom, Kate Kelly, Office Manager, and approximately thirty unit owners.

Gerry made a motion to approve the minutes of the June 26, 2019, Annual Meeting. Carl seconded the motion. All approved.

The Board announced that there will be two more Board Meetings before the end of the year. The first will involve voting on contracts for next year. At the second meeting, the Board will vote on RC's 2021 operating budget. No condominium fee increases are planned for 2021.

Dan presented a review of the last year and preliminary expectations for the coming year.

The Board first recognized Unit Owners who had passed away over the last year. They will be missed: Peter Daly, Jeanne Walsh, Joe Miller, Larry Sundberg, Valdis Stendzenieks, Rudy Bedar, Denise Bandera, and Al Drew. After the meeting but prior to these minutes being published, Ed Neiterman passed away.

Dan reported that Royal Crest is in excellent financial shape. He commended the community for coming together during the pandemic. Despite the pandemic, various projects were accomplished during 2020. The following is a summary of previously-planned projects that have been, or soon will be, completed this year:

- Building 2 – Interior and exterior painted. Major landscape renovations.
- Building 4 – Exterior painted and foyer roof repaired.
- Building 8 – Major landscape renovation completed.
- Building 11 – Interior painted.
- Building 15 – New fire alarm panel installed. New intercom entry system installed at 15AB.
- Building 19 – New siding at the rear of 19AB. New intercom entry system installed at 19AB.
- Building 21 – New siding at 21CD.
- Building 23 – New roof and new carpet installed.
- Building 27 – New carpet installed.
- Building 29 – New roof installed.
- Building 32 – New intercom entry system installed at AB side
- Building 34 – New entry doors installed.

The Board noted that the new pool fence project is underway. The project is taking a little longer than expected due to a shortage of materials as a result of the pandemic. However, the contractor expects delivery of the materials in the near future and project completion by mid-December.

Finally, the project at the 5th Hole was also completed this year. One sand trap was filled in and grassed over, with another trap being completely renovated. The longstanding drainage problem around the green was fixed and new railroad ties were installed along the cart path.

The major projects under consideration for next year include the pool landscaping and a new golf barn. The Board will also be developing a plan for renovating the remaining golf course sand traps.

Road paving will be a priority after the golf barn is replaced. Significant work is planned to take place over the next two-three years. In addition, preventive maintenance on the completed road section will also be performed.

Employees and Contractors

Dan complimented RC's employees and contractors for their dedicated service during a very challenging year. RC is fortunate to have employees and contractors who showed their dedication and loyalty during very uncertain times. They all continued to perform their duties, despite in many cases, being in higher-risk categories during the pandemic.

J.P. Jones and his crew continued to maintain our golf course and keep it in excellent shape. Bob Travers celebrated his 50th year as a PGA Professional and continued his service all throughout the pandemic. Our maintenance staff, Ken, Peter, and Mark, all put in extra time cleaning and disinfecting. As usual, they have been reliable and responsive. Finally, Kate has continued to manage the office and respond to Unit Owners' needs. She has had to work remotely at times and has been accommodating and flexible. RC thanks you all!

Closing

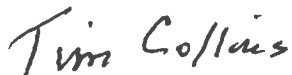
Dan reminded everyone to be positive about RC. Our property values have never been higher and available units sell very quickly. Unit Owners should be mindful of why our community is a great place to live and remember to talk positively about Royal Crest when out in the surrounding community.

Carl gave a quick summary of the Golf Cart proposals he has received for our next six-year lease. It appears that our current supplier, Five Star, has the best proposal. The cost will essentially be the equivalent of what RC currently pays, and the new fleet of carts will contain several upgrades. The Board will vote on the contract at its next meeting.

Gerry made the motion that all Officers of the Board remain in their current positions. Tim seconded the motion. All approved.

Meeting adjourned at 7:20
Next Board Meeting: TBD

Respectfully Submitted,



Tim Collins, Secretary