

BOARD OF TRUSTEES MEETING
ROYAL CREST COUNTRY CLUB CONDOMINIUM
WEDNESDAY, June 23, 2021
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), Carl Tempesta, Tom Barrile, Ray Ruggieri & Tom Donaghey

Also in attendance: Kate Kelly & about 40 owners in attendance.

Tim Collins made a motion to accept the minutes of the April 15, 2021 meeting. Tom Barrile seconded the motion. All approved.

Dan stated that the Board would be removing the road paving from the agenda. The Board has received two bids to pave from Building 16 to Building 34, both bids were over \$200k and the Board would like more time to discuss the issue.

Dan announced that this would be his last meeting. He is not running for re-election and his term and chairmanship end next week.

He offered his and the Board sincere condolences to Janet Richenburg for the passing of her husband Geoff earlier this month. Geoff was a highly active and respected member of the Royal Crest community and will be greatly missed.

He addressed the resignation of Part One Trustee, Tom Donaghey. He expressed his appreciation for Tom and all he has done for the Board over his many years of service. It is hard to understand what Tom means to RC. He helped to navigate the Board through the tough years after the Briggs Report in 2007, which exposed many urgent maintenance projects and financial shortcomings. Tom is resigning due to health concerns, and he is going out on top.

There were no unit owner comments or concerns.

Golf Barn Update

Ray inspected the golf barn with Ken and JP. He wants to put off building a new building for at least one more year. RC does need a new building to house all the valuable golf equipment, however, due to the pandemic, prices on materials are extremely high.

Fourth Hole Drainage Project

This project was discussed at the last meeting. Sports Turf Specialties submitted a bid of \$29,041.16. This company did the 5th Hole drainage project last year and the Board is happy with the work they did.

A unit owner asked about getting more bids. Dan explained that we had three bids for the 5th hole project, and we were very impressed with the price and quality from STS. Dan noted that when you find a company you trust you don't have to get new bids for every project. Maintenance did ask around

and one company refused to bid since we know, and respect STS Dan recommends that we go with them to do the 7th hole.

Tim made the motion to approve STS's bid to do the 7th Hole for \$29,041.16 Tom D. seconded the motion. All approved.

Golf Equipment

Carl discussed he is doing to make sure our fleet of golf equipment is functioning properly. The three-bid average for new equipment is \$38k. The Board will be looking whether leasing options instead of buying the equipment outright is the way forward.

Irrigation Pump Replacement

The irrigation pump broke down and need to be replaced. It cost \$5k to replace and has already been approved.

Carpet Cleaning and Replacement

Tim Collins reported that the two buildings that have been selected for new carpets this year, 32 & 15. Three buildings and the clubhouse will be cleaned this year by Stanley Steemer.

Roofs

Dan announced the new roof on Building 9 is complete and Building 5, which had a major leak over the past winter, will be the next roof to be completed.

Landscape Update

Tom Barrile announced that he has received a quote from Brightview, our current landscape company, for much needed tree work. Their arborist surveyed the trees throughout RC and came up with a list of trees that need work and prioritized that work from the most dangerous trees to the ones that just need maintenance. They identified 40 trees and the work for all of them will cost \$30k. Tom recommends doing the highest Priority trees this year and the rest of the work next year. Each year the Board would spend \$15k.

Tom made the motion to do the tree work in two phases for \$15k each in 2021 and 2022. Tim seconded the motion. All approved.

Financial Update

Treasurer Jeanean Street was unable to attend the meeting. Dan stated that we are ahead with the operating budget and there is over \$300k in the reserves, with \$100k left to be collected this year. Dan stated that the emergencies are over, and RC is in great financial shape.

Closing

Tim Collins thanked past Trustees that were in attendance. Mary Kane, Vi Canale, Ozzie Ceurvels and Bill McCrave. He thanked Tom Donaghey for helping to bring order to the Board during a chaotic time. He acknowledged Dan's service to the Board of the years, noting that being Chairman is a thankless job that no one else wanted. His skills as an attorney have been valuable and has saved RC a lot of money over the years. Everyone thanked Dan for his many years of service to the Royal Crest community.

Meeting adjourned at 7:35

Next Board Meeting: June 30, 2021 (Annual Meeting)

Respectfully Submitted,

A handwritten signature in blue ink that reads "Tim Collins" with a stylized flourish at the end.

Tim Collins, Secretary