

December 5, 2020

DORSEY VILLAGE CONDOMINIUMS

2020 YEAR-END MINUTES/ SUMMARY REPORT

Board Members:

Current board members: John Withfield, Gino Leone and Stephen Barry volunteered to continue to serve on the board for the year 2021.

The board welcomes and encourages owners to join the board as new members. Please contact Stout Properties if interested.

The Board extends a sincere THANK YOU to past and present Board Members and to Stout Properties for their dedication and hard work in making Dorsey Village Community what it is today -- A GREAT PLACE TO LIVE--

Finance:

Finance is in good standing. Operating plan is on track and projected to be on budget by year end.

Key Projects Completed:

Completed 3 roof replacements. Completed replacement of upper front window under the rebate program. Completed water drainage and erosion containment. Completed windows calking/sealing. Performed, as planned, yearly routine maintenance.

Community items

Water Leak inside condos: A SIGNIFICANT increase in water consumption was reported over the last few months from a few buildings. The cause is under investigation, but initial findings indicate that the source was a water leak from the pipes for one building and possibly a water leak in the plumbing system inside some of the condos (yet to be identified). THE BOARD URGES ALL OWNERS TO PERIODICALLY CHECK FOR WATER LEAKS INSIDE THEIR CONDO AND TO REPORT IT PROMPTLY TO STOUT FOR ASSISTANCE AND CORRECTION. Left unresolved it leads to a substantial higher water bill for the community which ultimately will lead to higher maintenance fees.

Back entrance: A survey showed that the community was not in favor of closing the back entrance to traffic. The proposal is shelved.

Rules: The Board reminds all owners to keep the grounds looking great by following community rules. In particular, keeping corrals **free of bulk items, cleaning up after dogs and keeping them on a leash. Fines may be imposed.**

2021 Operating Plan:

Budget: Given the current economic uncertainty the Board agreed not to increase the maintenance fee. The operating budget will be the same as 2020 budget.

Projects: The Board agreed to continue with roof replacement. 2 roofs are planned to be replaced in 2021. This would bring the total to 5 buildings with new roofs.

Grounds: The yearly groundskeeping and maintenance will continue with the focus on enhancing community appearance when possible.

Meetings: Due to COVID 19, the annual 2020 meeting was cancelled. Future Board meetings may be held virtually until the current pandemic is under control.

DORSEY VILLAGE BOARD OF DIRECTORS