

DORSEY VILLAGE CONDOMINIUMS

MINUTES OF BOARD MEETING HELD JUNE 29, 2021 AT 6:00 PM

Call to Order at 6:00 PM

Attendees : John Whitfield, President, Gino Leone Treasurer /Secretary
Stephen Barry Member

Minutes of the 2/9/2021 meeting approved by the board

Financial: Overall YTD on budget . Items over budget; 1) snow removal due to severe winter, 2) Water bill due to water leak in 3 buildings, 3) Cameras failure due to power surge

Active Projects

Roof Replacement --Four buildings (9,10, 11, 8) have been done since initiation of the replacement project in 2020. Pending financial status, the board may proceed to do building 4 by year as planned

Water Leak Issue in Buildings 5, 6, 7. Issue resolved and consumption is back to normal range. In Building 6 the leak was at the meter.--**and Repaired**. In Building 5 the leak was in the bathroom of one of the unit.--**and Repaired**. In building 7 consumption was back to a normal range before the investigation was completed.-- possible cause a one- time spike? or a leak repaired by the owner? -- Consumption is closely monitored to confirm that water usage is back to a normal range

Surveillance Cameras. The complete System was out due to possible power surge. Components were replaced (monitor, power surge protector, antennas/ relay) to get the system running again

Rules and Regulation Document . The Board agreed that a Rules and Regulation Document should be compiled by condensing the essential elements from the Master Deed and Bylaws. The document when finalized will be distributed to current and future owners upon joining the community.

Community items

Fire: The Fire department responded to a fire call in building 8 on 6/25/21 at approximately 6:45 PM. A report will be issued by the fire department to detail the source and cause of the fire and the damage sustained. All utilities (

electricity, gas , water etc..) were shut off for safety reasons. All occupants of building 8 were accounted for and evacuated for a few days for safety reasons.

Stout management was contacted immediately. They made contact with the Association 's Insurance company, and initiated the process of dealing with the insurance company and the covered repairs of common areas of the building and restoration of the utilities

It is assumed that the individual condo owners have contacted their own insurance companies as well, such that repairs covered by their insurance will be made in a timely manner

The Board will set up periodic meetings with Stout for an update as the process evolves.

Corrals No. 2.. Over-filled trash bins and bulk items and trash bags continue to be left on the floor thus preventing Republic from emptying the trash bins. This creates a safety/ health issue. This is an on-going problem!! Fines have been issued and will continue to be issued to those residents that don't follow the proper trash disposal rules.

Mailbox: The mail box in front of unit 344/348 in building 7 was hit by a car. The mailbox is down on its side and not functional. The repair cost is estimated at \$600, and replacement at \$1500. Stout is to consult our attorney to initiate the process of identifying the driver using the license plate number

Recruiting new board members: The Board agreed that there is a need to recruit new board members to ensure HOA oversight and continuity. Interested owners are urged to join the board by contacting Stout Properties.

Upcoming Meetings:

September meeting: date to be determined, on the agenda 2022 budget.

October/November: community meeting event and date to be determined
meeting adjourned at 7:30 PM