

Mystic Run Association, Inc.
Board of Directors' Meeting
Thursday, the 22nd of February, 2018

Call to Order: The meeting was called to order by the President, Celia Gallup, at 11:00 am.

I. Roll Call: The following members of the Board of Directors were present: Celia Gallup, President; George Connolly, Secretary; Jerry Lentner, Treasurer; and Suzi Wertz, Member-at-Large. Quinn Kelly, the Property Manager, from ThamesHarbour Real Estate, LLC in Niantic, CT. was also present.

II. Secretary's Report: The reading of the minutes of the 1 February, 2018, Board meeting was waived. It was noted that there was an error in the minutes in the section that dealt with the upcoming maintenance and painting or staining of the decks. , Units 35-42, which had been listed as being scheduled for 2018, had already been done in 2017. Mr. Connolly indicated that he would correct the minutes. Ms. Gallup made a motion that the corrected minutes of the 1 February, 2018, Board meeting be approved. G. Connolly seconded the motion, which was unanimously approved.

III. Treasurer's Report: Jerry Lentner, the Treasurer, indicated that the current balance of funds was \$151,848.24 and that most of the funds were in the reserve accounts. After a brief discussion, it was decided that funds in excess of \$10,000.00 at the end of each month would be transferred to the interest earning reserve accounts.

IV. Property Manager's report:

Maintenance requests completed:

- 5 February, 2018, maintenance to put plastic back up on the garage ceiling of Unit #35 following a roof issue was completed.
- On 5 February, 2018, E&W Heating was requested to hold off on scheduling the remaining 9 units for dryer vent cleaning to ensure that we would receive the benefit of reduced pricing when multiple units are serviced on the same day.
- On 5 February, 2018, a service agreement was emailed to Hayes Pump to investigate issues with the #1 pump's run times.
- On 5 February, 2018, Sanders Electric was requested by email to replace: a) the light in the center island of the entrance, b) the floodlight on the side of Unit #9, and c) to price/specify gutter warmers for Unit #22.
- There was a short discussion of the lights at the entrance to the association. It was pointed out that the third tree was not currently lighted and there was a general consensus that the trees should be kept lighted year round. Not only did they create a festive look for the entrance, they provided a much need landmark for drivers at night time.

Mystic Run Association, Inc.
Board of Directors' Meeting
Thursday, the 22nd of February, 2018

Correspondence sent/received:

- An email was received from Unit #22 that trash was not picked up on the 2nd of February, 2018, on their side of the street - - the trash was collected on the other side of the street.

V. Unfinished business:

- **Executive Board member appointment:** Celia Gallup stated that there was a position on the board as a result of the resignation of Linda Wickman. She indicated that this was a Member-at-Large position and would require very little effort. She asked if anyone present would be interested in serving on the board. She indicated that she would send out a letter requesting interested owners submit a brief resume.
- **Update on Unit 1's basement system installation:** Quinn Kelly indicated that he had sent a deposit to Connecticut Basement Systems for the installation of two sump pumps that had been previously approved and installation deferred to the Spring. It is anticipated that the installation will be completed approximately 6 weeks after the deposit was made - - perhaps in the last week of March.
- **Gutter warming wiring requests:** Sanders Electric has been asked for an estimate for the installation of gutter warming wires for Unit #22. At this time, a definitive approach for the installation of gutter warming wires has not been arrived established.
- **2018 Lawn care proposal:** Mr. Kelly indicated that he expected proposals from several contractors to be received by 1 March, 2018. He reminded everyone that the 2017 contract with Stonington Gardens cost \$30,308.78. He also indicated that he has found Stonington Gardens to be very difficult to deal with, e.g., unresponsive. He had previously reported that proposals have been received from:
 - John's Lawn Care & Landscaping, LLC quoted \$26,700; and
 - Rocky's Lawn Care & Landscaping quoted \$28,200.He recently received a quote from:
 - Lawn Care, Etc. for \$38,561.00.He is expecting quotes from:
 - Stonington Gardens and
 - S&S Landscaping.
- **Unit #27 basement water and mold problems:** In response to excessive moisture and mold, the owner of Unit #27 had an inspection done by TIGER Home & Building Inspections on the 9th of January, 2018. Their report contains photos of the basement documenting excessive moisture penetration of the walls and floor and showing stains

Mystic Run Association, Inc.
Board of Directors' Meeting
Thursday, the 22nd of February, 2018

characteristic of mold. The owner is consulting with other contractors to determine the exact cause of the problems and what action needs to be taken to remedy the situation,

- **2018 deck repair and staining contract:** Mr. Kelly indicated that deck staining and repairs were scheduled for Units 9-15 and Units 27-34 will go forward this Summer. The contract for the staining will cost \$7,200. This does not include the cost of replacing pieces of decking or railings where needed.
- **Follow-up on gas line grounding:** Mr. Kelly indicated that concern had been expressed that the gas lines were not properly grounded, but inspection of two units indicated that the grounding was proper. He indicated that he would post pictures of the standard grounding configuration on the Association's website so that other owners could verify the grounding of the propane lines coming into their units, if they wished to do so.

VI. New Business:

- **Discussion on Section 1.4 of the condominium rules concerning generator usage:** Sandra and Tony Bisceglia of Unit 28 had suggested changes to the rules regulating the use of generators. Currently, Section 1.4 states that generators not to be operated between the between the hours of 11:00pm and 7:00am unless there are medical imperatives or extreme weather conditions. They are recommending changing the rule for the time limit to 10:00am to 6:00pm. They are also suggesting that the Board consider adding the following:
 - 1. For all future requests for permanent generator installations require sound proofing insulation walls or baffling wall be installed at the expense of the owner.
 - 2. The Board should consider retrofitting all previously permitted and installed permanent generators at community expense.
- It was noted that the Board could change the rules after getting comments from the owners.
However, it was noted that the rules should be kept the way they are until consistent new rules can be drafted.
- The president recommended that we get proposals to fill the cracks in the asphalt and seal the surface of the condominium's roads as soon as possible in the Spring.

**Mystic Run Association, Inc.
Board of Directors' Meeting
Thursday, the 22nd of February, 2018**

VII Unit owner comment period:

- There was a brief discussion as to whether or not ALL-GAS was price gouging by charging \$2.66 per gallon for propane during recent billing cycles. Mr. McBride pointed out that he had looked into this and ALL-GAS had run out of propane reserves due to the extreme cold weather and had to buy additional supplies at the current market price.

VIII. Next meeting: 11:00 am on Thursday, the 29th of March, 2018

IX. Adjournment: A motion was made and seconded that the meeting be adjourned, which was approved by a show of hands at 11:45am.

X. Executive Session: Following the adjournment of the general meeting, the Board met in Executive Sessions for an additional 15 minutes to address miscellaneous issues. No votes were taken.

Submitted by:



**George C. Connolly, Secretary
10 March, 2018**