

## Tideview Estates Condominium Association

2021 Annual Meeting Minutes

Tuesday November 29, 2021

1. Heather Wass, Board President, called the meeting to order at 6:08 pm. Other Board Members present were Sheri Garrity, Scott Lamothe, Christiana Arsenault and Courtney Murphy. Present from Evergreen Management Group (Management) was Tobin Watterson, Senior Association Manager.
2. **Roll Call:** Management announced that twenty-one (21) units were represented in person and twelve (12) units were represented by proxy. A quorum pursuant to the Bylaws of the Association was established based on the ninety-nine (93) unit owners eligible to vote.
3. **Proof of Notice:** Management read the proof of notice which was sent by First Class mail to all unit owners on Friday, November 5, (2021).
4. **Meeting Minutes:** Unit (#106) and Unit #112) Heather is sending an edit to Brooke from last year's meeting minutes. The motion passed unanimously.
5. **Treasurer's Report:**
  1. Unit (#16) motioned and Unit (#90) seconded to approve moving any surplus funds from the (2021) Financial budget to the (2022) Operating Budget. The motion passed unanimously.
6. **Ratification of the (2022) Budget:**
  - 6.1 Management presented the (2022) Budget. After stating there will be no increase in Condo Fees and discussion, Unit (#106) moved and Unit (#58) seconded to ratify the (2022) Budget. All were in favor.
7. **Report of the Board of Director's:** Heather Wass summarized the past year's events and current initiatives:  
**Heather Wass:**
  1. Painting. (6) completed.
  2. The approved colors and paint will be re-established at the Sherwin Williams in Dover.
  3. The landscape contract – the final clean up including leaves was completed last week.
  4. Exterior dryer vent caps were replaced on the outside of all units.
  5. Dryer vent hoses should be checked by all owners to ensure they are to proper code.
  6. After back and forth with the City, because Tideview always paid to rent the meters there was no retro charging of usage from any meters that were not registering.
  7. The budget called for approximately (\$7,000) in asphalt repairs which were badly needed and done
  8. A reminder that the Window/Door program will end July 21<sup>st</sup>. Prices seem to be rising each month but the contractor is honoring prices quoted at the time of the order. When the program stops the association will no longer cover the labor as it does now. Get your orders in immediately.
  9. Storm doors require board approval as do front doors.
  10. Tideview is on a 3-year contract with the current vendor, stakes will be going up next week.
  11. Herbicide treatment. The budget calls for (\$5,000) in treatment to keep the growth line back and control the poison ivy.
  12. The generator continues to be an area of concern due to age but the PM program is helping to extend its life.
  13. Bushes continue to be an area of discussion with owners and the board. There are strict rules on bush Installation that needs board approval.
  14. Smoke and CO detectors are required. Contact Evergreen with questions.
  15. Fire sprinkler system. Owners should understand how they work. Basically, it gives a person three and a half minutes to get out of the dwelling. And minimize smoke damage.
  16. If you are going to leave your unit vacant leave the thermostat on (60) degrees, do not drain the water or shut the sprinkler system off.
  17. In (2022) there will be an update to the Bylaws. This is a valuable undertaking for all owners.
  18. Tideview is contracted with Orkin for pest control. Owners pay for the inside treatment. Birdfeeders (no millet), No food, waste to be placed out on the ground to include common area and wood line.

No pumpkins on tree edges.

- 19 No disposing of dog waste in the contractor's dumpsters.
- 20 Trash barrels should be numbered, no recycle bags and barrels must have covers.
- 21 There is no plantings outside the fence of the end units.
- 22 There are planting requirements and restrictions in back patio and front.
- 23 Stone edging in patio area, edging because weed whacker throws stones.
- 24 Discussion of plants, trees, wreaths and pumpkins was discussed.
- 25 Septic discussion on not throwing things down the toilet.
- 26 FURNACES – NO SENSORS ON THE OUTSIDE OF THE BUILDINGS.

**Sheri Garrity:**

- 7.16 During snow season park on the even numbered side, not on grass. Abide by parking rules.
- 7.17 Reminded owners Call-Em-All procedures. Notify EMG of any changes in telephone numbers.
- 7.18 Do not park on the main road until you receive the Call-Em-All alert.

**Christiana Arsenault:**

- 7.19 Do not leave your garage door open in the winter. There are pipes that will freeze in the garage.

**8. OWNER OPEN SESSION:**

- 8.1 Discussion of snow removal procedures.
  - 8.2 An owner asked if the trees on the ground below the generator are cut back periodically/
  - 8.3 Heather will contact Sherwin Williams as they are saying they do not know the Tideview colors.
  - 8.4 An owner asked who is the contact for issues, the board or Evergreen Management.
  - 8.5 There are approvals needed for patio extensions, check with Management on dimensions.
9. **Election:** Management announced there are two positions up for election. The board members for the two expiring terms are rerunning for their positions. Additionally, Adam Lord in Unit (#78) signed up to run for one of the vacancies. The floor was opened for additional candidates. There were none. The ballots were distributed for election. Upon an independent count by two volunteer owners, Sheri Garrity and Scott Lamothe were re-elected for (3) year terms.
10. **Raffle:** A raffle was held for one month of free condo fees. Unit (#75), Angela Bigonia, won.

With no further business required the annual meeting was adjourned at (7:50 PM).

Respectfully submitted,

Tobin Watterson  
Senior Association Manager