

**Tideview Estates Condominium Association**  
2022 Annual Meeting Minutes **DRAFT**  
Wednesday April 27, 2022

1. Heather Wass, Board President, called the meeting to order at 6:05 pm. Other Board Members present were Scott Lamothe, Christiana Arsenault and Courtney Murphy. Sheri Garrity was absent. Present from Evergreen Management Group (Management) was Tobin Watterson, Senior Association Manager.
2. **Roll Call:** Management announced that nineteen (19) units were represented in person and nineteen (19) units were represented by proxy. A quorum pursuant to the Bylaws of the Association was established based on the unit owners eligible to vote.
3. **Proof of Notice:** Management read the proof of notice which was sent to all unit owners on Thursday, March 31<sup>st</sup> (2022).
4. **Meeting Minutes:** Unit (#112) motioned to approve the (2021) Annual Meeting minutes. Unit (#106) seconded the motion. The motion passed unanimously.
5. **Treasurer's Report:**
  1. Unit (#13) motioned and Unit (#64) seconded to approve moving any surplus funds from the (2022) Financial budget to the (2023) Operating Budget. The motion passed unanimously.
6. **Owners Question and Answer:**
  1. Unit (#55) asked when his garden style window will be installed. EMG to check with MGS.
  2. Unit (#27) front door is peeling. Who is responsible. EMG responded that is owner responsibility.
  3. Unit (#96) had bedroom window installed in (2021). When will it be painted. EMG responded (2022).
  4. Unit (#15) had plow damage to garage door. EMG/Board will inspect and contact NASS.
  5. Unit (#112) options on front door molding. Heather will email owner (4) architectural options.
  6. Unit (#58) ordered windows. Price came in (\$1500) higher. EMG/Board will discuss with MGS.
  7. Unit (#90) how to handle new doors and what is approved. EMG will send email to owner.
  8. Owners discussed trash and how to handle Styrofoam disposal.
  9. Owners asked who they call for pests? EMG stated owners handle this on their own.
7. **Annual Directors Report**
  1. Painting will continue this year. The board will contact the contractor to discuss which units.
  2. Landscaping has started.
  3. Dog waste is a continued problem. Unit Owners MUST pick up and dispose of waste. Not in the Woods, left on the road or in contractors dumpster.
  4. Trash is becoming an issue and attracting rats. Green Dover bags MUST be in a barrel covered with a lid attached to the barrel. If you cannot fit the trash, get another barrel. Both barrel and recycle container must have unit number listed on it. NO plastic bags in the recycling bins.
  5. The window/door program ends June 30, 2022. Orders placed after this date, owner is responsible for both labor and materials. MGS has agreed to remain as our approved installation contractor. You can only replace using board approved windows and doors.
  6. Bird feeders – NO millet seed is permitted in any bird feeders. The millet is not consumed by song Birds and only attracts rodents.
  7. There is NO ground feeding of any kind (bird seed, other household foods, waste etc.) on Tideview grounds to include the wood line. This attracts unwanted rodents and other animals of prey.
  8. The board will be looking into Herbicide Treatment to the edges of the property line to keep invasive growth like poison ivy back.
  9. No disposal of old plants, wreaths, trees, bushes, pumpkins, etc on Tideview property.
  10. Parking – Tideview Drive is not a permanent parking basis. Consult your parking rules or you will be towed.
  11. Sewer Pump. Only toilet paper is to be flushed down the toilet. This causes costly repairs.
  12. Smoke and CO Detectors. Please test regularly. Use time change each year to check.

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- 13 No dumping of any items in the on-site contractor dumpsters. This is costly to the Association.
- 14 No vehicles are to be driven on the grass down by the river or to the left.
- 15 If you are new to Tideview, sign up for the Call-EM-All winter plow notification system.
- 16 Tideview is contracted with Wheeler for pest control. Owners pay for the inside treatment.
- 17 There is no plantings outside the fence of the end units.
- 18 There are planting requirements and restrictions in back patio and front.
- 19 No stone edging in patio area, edging because weed whacker throws stones.
- 20 FURNACES – NO SENSORS ON THE OUTSIDE OF THE BUILDINGS.
- 21 The board is updating the bylaws. Owners will be notified for input.

**Christiana Arsenault:**

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

8. **Election:** Management announced there are is one position up for election for a (3) year term. EMG asked for nominees from the floor. Since there were no nominees, the floor was closed, and Courtney Murphy was reelected to a (3) year term.
9. **Raffle:** A raffle was held for one month of free condo fees. Unit (#55) won the raffle.

With no further business required the annual meeting was adjourned at (7:10 PM).

Respectfully submitted,

Tobin Watterson  
Senior Association Manager