

9/21/2021

Special Assessment meeting

TOSB 7pm.

Meeting called at 7:05 pm.

Present: Will Kim, Laura Halleran, Joe Giacobbe, Patricia King, Gina Cushing, Judy Voss, a Sheriff outside

Online: Gloria Harrington

Absent: Dave Richardson, Ed Wildman, John Constance, Kim Pugliese

50 people in the audience, Judy Voss set up Webex. 71 people called in.

Meeting called to order at the Town of South Bristol at 7:08 pm by Will Kim.

Will: Maintenance Issues

- 1) The stairs - work began last week - (9/15/2021). Area probed for structural posts - 12 posts have eroded. Met with the TOSB. We will fix posts. The costs will be a lot less than those projected in the past.
- 2). Elevator work to begin 9/22/2021. Concrete work must be finished before elevator contractor can start.

Dollar amounts much higher. Jeremy Field's obstructions have cost the community an additional \$100,000.

- 3) Maintenance Facility - \$245,000. The rent that was paid to the Cooks will help pay for this facility.

Questions from the floor:

- 1). Brian Voorheis: Do we need a permit for the stairs? Will Kim - Not for the site work, ie. power wash treads and rails. Posts need complete replacement. Filed a permit for that.
- 2). Rich Cutri: Why did the community not vote on this? Will Kim - \$200,000 for structure, some extras for porch, overhangs, landscaping, and buffers. We have the money in our accounts.
- 3). Dave Eldon: Why did we not decide to use a barn that he had found to rent? Difficult to retain staff. In the long term, we need a facility and we purchased the Sharza property for this use.
- 4). Mark Kolko - Repair of stairs vs. replacement. His fear is we will find more issues as we work on them. Posts sit on firm shale - after this is fixed, it will be a long time before the stairs need to be replaced.
- 5). Barb Hunt - Why are we not financing the maintenance facility? Will Kim - We have the cash. Save the interest payment. Use the rent money to pay for facility. Condos pay too much. Needs to be equitable.
- 6). Michael Lebowitz - What about the steps? Is work starting tomorrow? Will Kim - work already started.

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Jeremy Fields has built a house on our outparcel - our access to the beach and the outside environment. Per Judge Ordorisi's order and The Cove Agreement, we have right of access via Shore Drive to the elevator, stairs, and the waterfront. No EC approval and many violations.

Special Assessment: \$1450 for legal/ \$1450 for maintenance.

Legal fees so far: \$300,000. We are \$300,000 in arrears. We project \$200,000 future fees. Reasonable people can come to a decision. We will try to get through mediation.

We are asking for fee shifting so we can get our fees back. Jeremy Fields took our swim platform. We are working closer and closer with Tony Rupp. We are defending ourselves and establishing what we own.

7) Mona Kolko - Can we walk on Shore Drive and bring a chair? Not yet.

8). Tom Morey - What about insurance policy? We got coverage we needed from Erie, but it was a struggle and insurance coverage must be better. Erie covered a portion of our bills from Duane Morris. We have changed out policy and have more D & O coverage.

9) Michael Lebowitz - Were the legal fees negotiated down? What portion of the bills are covered? Will Kim: Erie paid for the panel attorneys. They would not pay for Duane Morris. We negotiated down.

10) Bill Neidel - Can the maintenance fund be used for legal? Will Kim - A separate line item is created for Special Assessment money. Financial statements are on the Crofton website.

11). Bruce Hunt - Will the condos have a lease for their portion of the facilities building? Will Kim - Should be funded equally by all residents. Bruce - if it weren't for the condos the building could be 50% smaller.

Joe Kohler gave a check to Laura Halleran for his special assessment at the meeting and thanked the BOD for their hard work.

Meeting adjourned at 8 pm.

Respectfully submitted,

Patricia King
Secretary

Votes taken and approved - 8/10/2021 - 9/21/2021

- 1) Amend the BHVA Declaration
- 2) Work on a Mediation Settlement with Jeremy Fields
- 3) Security at the Annual Meeting
- 4) TV, sound bar, mounting for TV - cost not to exceed \$1500
- 5) Kim, Pugliese as Co-secretary
- 6) Additional and better coverage with current insurance company
- 7) Hire Jim Gagne to begin stair work, site work and replacing poles. Structural Engineer will be hired to assess completed work.