

Summit Yacht Club Association

Board of Directors Meeting

Date: March 27th, 2025

Time: 5:15 PM (called to order at 5:18 PM)

Location: Virtual Meeting via Zoom

Call to Order

- Meeting called to order by the President, Dylan Nicoletti at 5:18 p.m.
 - The following Directors were in attendance:
 - Dylan Nicoletti (President)
 - Alaina Barros (Treasurer)
 - Mili Zapana
 - Deb Kirk
 - Kate Westhuis
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Approval of Minutes

- **September 9th, 2024 Minutes:**

The minutes from the September 9th, 2024 meeting were presented for approval. No objections were raised, and the minutes were approved unanimously.
 - **January 16th, 2025 Minutes:**

The minutes from the January 16th, 2025 meeting were discussed.

 - **Corrections to Names:**

Alaina's name was misspelled in several areas (e.g., "Elena" and "Alena"). The correct spelling is "Alaina."

 - Page 1: "Alaina" should replace "Elena" under "Members in Attendance."
 - Page 3: "Alaina" should replace "Elena" in the "Design Complexity" section.
 - Other small corrections were made, such as replacing "Kate W." with "Kate."
 - **Approval with Corrections:**

The motion was made by Deb to approve the January 16th, 2025 minutes with these corrections. There was no opposition, and the motion passed.
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Financial Considerations

- **Treasurer's Report (Alaina):**

Alaina reviewed the financial status for February, noting the following:

 - **Overall Financial Status:**

The association's financial position is relatively stable with a few exceptions, including accounts receivable. The board will need to discuss some specific accounts in the executive session to decide on appropriate actions.

- **Insurance Premium Increase:**

Alaina highlighted that the insurance premium renewal has seen a significant increase. Initially budgeted at \$27,000, the insurance cost is now expected to be around \$42,000, which represents a 14-20% increase from the previous year.

 - **Discussion on the Impact:**

This increase is a challenge for the budget, and the board discussed how to absorb the added costs. One option was to raise the deductible, which would lower the premium slightly. However, this would shift more risk to the owners if damage occurs.
 - **Deductible Options:**

The board considered different deductible options: a \$10,000 deductible, which would save \$741, or a \$25,000 deductible, which would save \$3,200. After further discussion, it was agreed to move forward with a \$25,000 deductible.

 - **Homeowner Insurance Communication:**

Alaina emphasized the need to inform homeowners about their responsibility for carrying adequate insurance, particularly in relation to higher deductibles. It was agreed that owners should be informed about the requirement to have additional loss assessment policies to cover potential risks.
 - **Sewer Costs:**

A higher-than-expected sewer bill was discussed. The billing period for February had a discrepancy, as some of the charges from January were billed in February, but the accounting team will address this.
 - **Reserves:**

The reserve fund balance is healthy at \$350,000, which will help mitigate the higher-than-expected insurance cost and other expenses.
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Management Report

- **Snow Management:**

Josh provided an update on snow removal. The snow has been manageable this year, with snow removal occurring twice in March. Josh walked the property recently and noted that the snow piles are melting efficiently. There have been no major concerns with snow accumulation or drainage.

 - **Parking Enforcement:**

Several parking violations were issued due to residents not moving their vehicles as required. Fines have been applied to those who failed to comply. Josh mentioned the importance of following parking rules and the success of enforcing these rules to maintain order.
 - **Trash Management:**

There have been no major issues with trash management. Josh mentioned that there is some debris found occasionally, but it is quickly cleaned up. The overall condition of the property remains clean and organized.
 - **Grill Violations:**

Josh noted that there were several violations related to the use of grills. He mentioned that violations were issued for owners using grills in unauthorized areas. There were approximately 8-9 violations, and the violations have been or will be addressed with formal notices sent to the owners involved.
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Old Business

- **Dumpster Enclosure:**
The design for the new dumpster enclosure is still being developed. Design changes will be submitted to Ed Storako in order to finish that phase of the project, as soon as possible.
 - **Gutter and Downspout Freezing:**
The board is still awaiting updates on two different proposals regarding the issue of gutter and downspout freezing. Due to the discrepancies in the proposals, and neither contractor knowing the extent of the heat tape on the roof, the finalization of the proposals is on hold until the summer roof inspection is completed. Josh has confirmed that there is still time to do the work later in the summer.
 - **Backflow Valves for Spigots:**
The board briefly discussed the need for backflow valves for outdoor spigots to prevent contamination of the water supply. This will be addressed by Premier Plumbing during the late Spring or early Summer.
 - **No Parking Event Signs:**
It was noted that event-specific "No Parking" signs are needed for specific dates and times during the year. The management team is working on ordering new bases so that the signs don't get blown over.
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New Business

- **Summer Projects:**
The board discussed upcoming summer projects, including potential improvements to the property. The specifics of these projects will be reviewed at the next meeting.
 - **Annual Inspections:**
It was noted that annual inspections of units will be scheduled. These inspections are necessary to ensure that all units meet the association's maintenance standards.
 - **Owner Work Days:**
The board discussed the organization of community workdays for owners to participate in property maintenance. The aim is to involve owners in maintaining the property while also helping reduce costs for the association. The dates of the workdays are currently set for June 7th and 10th.
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Other Matters

- **Owner Forum:**
The **Owner Forum** opened for owner comments and questions. The following topics were discussed:
 - **Request for Better Communication on Maintenance Schedules:**
An owner raised concerns regarding the lack of clarity on the snow removal and trash collection schedules, especially during the winter months. They suggested the board send out periodic updates via email or post them in the community newsletter.
 - **Response:** Dylan Nicoletti acknowledged the concern and mentioned that the management team would work on more frequent updates, particularly during the winter season, to keep residents informed about these ongoing services.
 - **Concerns Over Property Damage from Snow Equipment:**
Another owner expressed concerns about potential damage to property from snow plows or other maintenance vehicles. They requested that maintenance personnel exercise extra care, especially near landscaping and driveways.
 - **Response:** Josh Shramo assured the board that he personally checks for any damage after each snow removal. The issue will continue to be monitored to ensure no damage occurs.
 - **Grill Violations and Clarification on Enforcement:**
A resident questioned the enforcement of grill violations, particularly whether owners were

being given adequate notice or a grace period before fines were applied. There was also a suggestion to make sure that all residents are fully aware of the grill policy.

- **Response:** Josh Shramo clarified that notices were being sent, but he acknowledged that clearer communication on the grill policy would help reduce violations. The board discussed the possibility of sending a reminder about the grill restrictions via email or notice on the community bulletin board.
 - **Parking Enforcement Concerns:**

A resident expressed frustration with parking enforcement, stating that some owners are not abiding by the parking rules. They suggested introducing additional signage or stronger penalties.

 - **Response:** Dylan Nicoletti thanked the owner for their input and assured them that parking issues are being addressed. The board discussed the possibility of issuing more visible signage and reinforcing penalties for repeat offenders.
 - **Next Meeting:**

The date for the next meeting was confirmed for June 5th at 5:15p.m., and the owners were reminded to submit any additional questions or concerns ahead of time for the next meeting's agenda.
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Adjournment

- The meeting was adjourned at 7:30 p.m. by President Dylan Nicoletti.