

2560 Corporation Board Meeting

Date: April 10, 2024

President Al called the meeting to order at 7:08 PM.

Al asked the Secretary to take roll call to establish a quorum.

Roll Call: Al Singleton, Ed Lawrence, Lorrie Whitehead, Sharon Stegenga and Shirley Welsh

Guests: Wayne Welsh, Jan Lawrence, Janice Sirna, Bob Carney, John Price, Tricia Restucci, Bill Urbas, and Kristen Wynn

Secretary Report: The minutes had been approved and posted on the 2560 Website, and in the laundry room.

Lorrie made a motion to waive the reading of the minutes, Sharon seconded, motion carried.

Treasurer Report: Ed Lawrence reported he had signed the required Federal Income Tax form for the Corporation. He also reminded the shareholders the 2023 property taxes needed to be paid on time.

Old Business:

- * **Painting of balconies, stairs and sidewalks** - most of the painting has been completed with the help of many of our shareholders. Due to bad weather the white strip on the stairs and the half circle at the bottom of the stairs still need to be completed for visual safety. Al said that will be completed this season or next depending on time.
- * **Transferring documents** - Al asked that he get together with past president Janice Sirna to transfer the necessary documents i.e. water heater dates for each unit etc.
- * **Parking Space changes** - Al will get the paint and start that process tomorrow.
- * **Mailbox #17 repair** - Thank you to Gary Hilton for repairing the mailbox. Thank you to Gary and Rich Pita for repairing the outside bulletin board door that had blown off during a wind storm.

New Business:

- * **End of season chores** - storing tables, chairs, grill etc. Propane tanks will go home with Al to store, saving Corporation storage money. Al asked Ed to help him, and anyone else available, to close up for the season..
- * **Renovation form** - Director Sharon Stegenga has sent the Board a draft for this application. As soon as it is completed and approved it will be posted on the 2560 website. Al stressed that shareholders need to make the Board aware of and seek approval for any remodeling for any unit BEFORE the project begins.
- * **HGI Pool Wristbands** - each unit has received 3 guest pool wristbands to be worn when the shareholders are **not** with the guests. If a shareholder needs more than 3, other shareholders are willing to share theirs for the duration of time the guest is staying.
- * **Bob Carney, unit #11**, would like to replace their widows with hurricane windows. As soon as he gets the city permit and Al signs the paperwork he will have them installed.
- * **Renovating in #10** - Al shared that he is getting new kitchen and bathroom cabinets and replacing the old cast iron pipe with PVC behind the kitchen wall.
- * **Renewing Sue Costa's summer contract** - she inspects all 2560 apartments from June through October twice a month to comply with our building insurance policy. She is paid \$1,000 for her service. Al asked for a motion to continue with Sue's contract. Ed made the motion, Sharon seconded, motion carried.
- * **End of the season checklist** - Wayne and Shirley Welsh plus Jan and Ed Lawrence have agreed to check all apartments to make sure they are closed properly. Also to make sure opening and closing instructions and HGI Community rules plus pool wristbands are set out on a counter or table for guests to read and follow. Smoke and water alarm batteries will be changed where needed.
- * **Guest forms** - Vice President Lorrie Whitehead offered to be responsible to receive completed guest forms when guests will be here without the owners. Secretary Shirley will send out new guest

forms to the shareholders with Lorrie's email address, and home address.

President Al asked for a moment of silence for the passing of Barbara Gawrysiak in 2460 and her family.

Al asked if there was any old or new business.

* 1. Bob Carney asked if the **irrigation controls** on the S.W. corner of 2560 could be made quieter by covering and insulating it.

2. Bob asked if there was a way to **maintain the water running off the roof** during hard rains so the sidewalks wouldn't get so muddy?

3. Bob mentioned the **bushes, that had been cut back**, along the fence between the JC Park and HGI's property by 2560 have started to grow back. Whose responsibility is it to keep them cut back? Al will check with Bill O'Connell on all three issues.

* **Dog barking noise in the park** - Discussion followed but no permanent solution was found.

* Ed Lawrence noticed **#18's shutters had come open** after they left for the season. He said he would have secured them but didn't want to damage them. Al said he would look at them and close if possible.

Our next Board meeting date is undetermined since it is the end of the season.

President Al asked if there were further questions or concerns. If not he asked for a motion to adjourn. Ed made the motion, Lorrie seconded, meeting adjourned at 7:55 PM.

Respectfully submitted,

Shirley Welsh
Secretary