

Moody Point Waterfront Association Board
Board Meeting Minutes – January 12, 2016
Location: Mike Hickey's -363 Cushing
Time: 7 PM

Present:

Gordon Rehnborg	President
Mike Hickey	Vice President
Bill Cormier	Treasurer
Dan Kalagher	Secretary
Trish Simon	Board member
David May	Board member
Phil Ginsburg	Board member
Ted Alex	True North Property Management

The meeting was called to order by Gordon Rehnborg.

Approval of Minutes, September 22, 2015

A motion to accept the September 22, 2015 minutes was made, seconded, and approved.

Property Manager's Report

- **Punch list review:** Ted Alex reviewed the list. It's 99% complete. Driveway cracks were filled, cracks in the roadway were not. Landscape items and roadway cracks will be addressed in the Spring walk-around.
- **Results of inspection of bathroom vent fans and appropriate remedial action.** Bathroom vents were inspected. Four units were not vented but were not causing ice dam issues. Two units were not inspected (#364 and #362); TrueNorth was asked to correct the venting problem in the four units that are not vented properly.
- David May reminded people that they should turn off their water whenever they plan to be away from their unit for any extended time. There was a discussion regarding emergency access to units, location of spare keys, etc. Trish and Mike will look into past practices and make a recommendation to the board.
- **Snow removal issues:** Ted will speak with the vendor. There are three issues: 1) priority for walkway of units with detached garages (note: the contract with Blanchette provides for him to clear walkways only once and only after a storm has ended., 2) plows need to be careful not to pile snow that would block access to gas tanks, 3) general plowing order should rotate among associations.

Treasurer's Report

- Review last quarter's financials
- Bill distributed a set of financial documents. No outstanding issues; one delinquency.
- Quarterly report will be published next month.

MPCA Report

- Brush cutting completed.
- Plans to replace boards on the stationary dock.
- Deed for lot 9-5 (well location) hadn't been transferred; issue fixed.
- November meeting discussed Osprey lane. ARC Report
- No new business.

ARC Report

- No new business.

Old Business

- New condo document project: Attorney Robert E. Ducharme is a Seacoast resident whose civil law practice is limited to Condominium Law. He has been retained by the board to rewrite the by-laws and declarations. Gordy provided the board with draft copies. He will be sending copies to the association members and will outline the process going forward.
- Update on Osprey Circle and 19 Osprey. Two lots in Osprey Circle have changed status from "wetlands" to "non-wetlands". Plans call for possible move of water and waste lines; needs to be coordinated. Possible drainage issue needs to be addressed. Waterfront will seek public survey records, may have survey done if none are available. Will also look at the possibility of erecting a fence along the property line.

New Business

- Drones at the Waterfront and at Moody Point: Gordy mentioned he's recently encountered a drone that apparently followed him. Phil agreed to look into state regulations regarding drones.

Next Board meeting. March 22, 2016 at 7:00pm, Phil Ginsburg's, 9 Osprey Lane.

Special Announcement

- Ted Alex will be presenting a talk on his recent trip to Sylhet Bangladesh with the Rotaplast Group (a non-profit medical outreach organization) on January 31, 2016 at 7:00pm. Location: Ken Geremia's house, 235 Cushing Road

Motion to Adjourn

A motion to adjourn was made, seconded, and approved.