



2020 Annual Meeting Minutes

Holiday Inn Marlborough

265 Lakeside Ave., Marlborough, MA 01752

October 3, 2020, 10 AM

1. Welcome and introduction: Glenn Dusablon

The meeting was called to order by President Dusablon at 10:10 am. All unit owners that were on the Zoom aspect of the meeting were let in by the host our manager Gail Baynard-Kent.

Roll call of officers: Glenn Dusablon (President), Linda Sousa (Treasurer), Joanne Farnham (Secretary), Carol Dusablon and John Sousa (Members)

2. Certification of Quorum: John Sousa

Thanks to all of the unit owners who were not able to attend the meeting but sent their proxies in. It was certified by John Sousa that we had a quorum to hold our annual meeting.

3. Approval of the 2019 Annual Meeting Minutes: **Linda made a motion to accept the 2019 minutes with her comments that were changed. Corey Shosey seconded the motion to accept the 2019 meeting minutes with Linda's changes. All were in favor and none opposed.**

4. Treasurer's Report and 2021 Budget Discussion: Linda Sousa had sent all financials ahead of the meeting and the board has reviewed

them all for the months of June, July and August 2020. Linda explained that we have taken back 20 units. We currently have 633 owners who actively pay. 41 units are in collections and we lease these units. Our Expenses should be the same in 2021 as we budgeted for 2020 with a few items that we need to finish. We budgeted 30K for the side stairwell and so far have only spent \$1,985. Our utilities went up about 4K over budget. Our largest change was in cleaning services as we budgeted \$98,317. And actual costs were \$107,450. Gail is looking into other avenues for cleaning services but our opportunities are limited in the valley. **Joanne made a motion to accept the Treasurer's Report for the month of June 2020. The motion was seconded by Marilyn Rivard. All were in favor and none opposed. Joanne made a motion to accept the July 2020 Treasurer's Report. The motion was seconded by Glenn. All were in favor and none opposed. Carol made a motion to accept the August 2020 Treasurer's Report. The motion was seconded by Glenn. All were in favor and none opposed.**

5. President's Report:

Glenn Dusablon

Glenn thanked Gail our Innkeeper for her dedication to the Inns during this pandemic. He thanked Jessica as well as they are both doing a great job during this time keeping the Inns moving forward. Gail has supervised the cleaning company in making sure they follow all the state rules for the pandemic. Again, thank you Gail!

We are using Russ of Lattitude Construction as a maintenance man to insure we get things repaired. Russ is a contractor and we have been using him for repairs and restoration at the Inns for some time now. He is very reliable. We will be using him as maintenance for a minimum of 2 hours on Fridays at a fixed rate and anything taking more time we will pay him by the hour. We will no longer have a part time maintenance employee which never seems to last very long.

The shed in the front of the building was in very bad condition and we have had it restored by Lattitude Construction. It can be used for storage of supplies and possibly bicycles for owners and guests.

We have a new plumbing company Rowell Plumbing and they are very professional and get things done. The last contractor was not as efficient as this one.

We will be replacing the hot tubs in the units as they are leaking and ready to go. The new tubs will be more efficient with insulation and lower use of electricity.

The side wall egress has been an issue for a few years and we have not been able to get a contractor to deal with this issue. We are having Latitude Construction dig down all around the wall area and install a draining system to prevent water flow to the building.

We will replace dishware throughout the units to provide the same in every unit making it easier to replace lost or damaged items.

We have taken back several units due to the age of owners and some owners are upset they don't get the same flex weeks every year that they had gotten in the past. We have to follow the Bylaws as rules on a fair distribution and that was not the case in the past.

Thanks to Gail's hard work we found out that some of the units we had in lease agreements we actually own and can be rented or sold.

Glenn was able to go through storage spaces in the building and he was able to remove unneeded old supplies and just used items we need. This freed up some space Gail was able to go through old boxes of stored unneeded documents. She cleared off shelves in the storage area that were high on shelves and dangerous to anyone in this space. Documents that were not needed were sent to a company for shredding.

We have an issue with smoking in the building. Our rules are ignored and smoking on the decks and porch has been allowing smoke to infiltrate into the building through open windows. The new restriction will be no smoking within 35 feet of the building. The past rule was no smoking in the units or common area.

Joanne made a motion to accept the President's Report. The motion was seconded by Corey Shosey. All were in favor and none opposed.

6. Old Business:

Open Forum

Mary Litton suggested that we build a structure that is designated for smoking that has the bucket with sand in it to extinguish the butts. She also stated that it could be the 35 feet away from the building. She also states that our knives are dull.

Lorry Sorgman questioned about our 6 week letter. Gail and Jess email them now saving on postage. Deirdre Healy states unit 105 has a leak in the Jacuzzi that drips constantly and has for many years. Gail will check into this. She also stated that she and other owners have purchased items that they left in the units so they would have them when they come back the following year. Glenn explained that we cannot do that as the goal is to get all the units more uniform and we do not want to be responsible for others leaving their own items at the Inns.

Mary Limon stated in 201 the master bathroom toilet seat needs to be removed and replaced.

Chris Stalinski owns 2 weeks at the Inns and has for 35 years. She states we are looking tired and need some renovations. Linda our treasurer stated that yes the board knows and is working on some issues but it is a double edged sword as we need to sell more units that we have taken back so that we have active owners paying their maintenance fees.

Lorry Sorgman stated she owns unit 101 and 106 for 2 weeks and they are all hot tub units. She owns weeks 51 and 52 and is inquiring on how she should proceed to sell them as when she purchased, she was told about the every 7 years there is a week 53 and she has been getting it. She thought that our budget was for 365 days a year and Linda Sousa corrected her in that our budget projects out for 52 weeks or 12 months. Glenn brought up that we now have to pay the cleaning fee, utilities etc. so he will be checking with our attorney to see how this should be handled. George MacKay spoke on this as he is the owner of weeks 51 and 52 as well. He stated that they paid a premium price on purchase as this was known years ago. The premium was about 30% added to the cost of the unit for the leap year benefit. Glenn stated that he personally owns 4 weeks and his family owns 5 so this needs to be checked into to be fair to all owners.

7. New Business:

Open Forum

Georgie Connett stated she was appreciative for the zoom meeting as she has a 6 hour ride to come to the meeting. She hopes we will do this in future years. She was also concerned what will happen as she missed her unit because of the pandemic. Gail explained that since we had so many other available units that we were able to accommodate the exchanges. Gail stated that if people were not able to keep their exact unit, they were given a comparable unit. A loft got another loft and there were no upgrades as people paid their units maintenance fee and some are higher than others. Gail also states that renters were not given any priority. She used the example if a tornado hit and all units were gone they deal with things differently. Georgie knows to call the Inns direct and speak with staff to get their unit fairly.

We agree that follow up will be needed on the weeks 51 and 52 issue and we will report on the findings at a later date.

Board of Directors Elections:

Joanne Farnham

2 year term (1)

3 year term (1)

Joanne stated that we had 2 people running for the 2-3 year terms. **Joanne nominated Glenn Dusablon for the 3 year term. The motion was seconded by Marilyn Rivard. Joanne asked the audience if anyone wanted to run from the floor or the zoom meeting 3 times. No one responded. All were in favor and none opposed. Joanne nominated John Sousa for the 2 year term. The motion was seconded by Glenn. Joanne asked the audience if anyone wanted to run from the floor or zoom meeting 3 times. No one responded. All were in favor and none opposed.**

A motion was made by Joanne to adjourn the meeting at 11:10 am. The motion was seconded by Marilyn Rivard. All were in favor and none opposed.

Respectfully Submitted,

Joanne Farnham, Secretary.