

GCSC Board Meeting - Monday Oct. 4, 2021

Present: Kim Bryson, Steve Blain, Anan Ponnambalam, Robin Gerber, Leslie Schreiber, Stephanie O'Neill. Missing: Jon Lambert

Previous minutes adopted as distributed.

PRESIDENT'S REPORT:

Road painting: we are scheduled for 8 am on Monday Oct. 11 to get stripping we had done refreshed.

Street Lights: Kim says she will be preparing a letter to residents whose street lights aren't working.

MOU Krotona: Krotona should assume full liability and have a certificate of insurance naming GCSC as the additional insured party.

ROAD UPDATE/REVIEW:

Steve: May want to pause on talk about seal coating.

LESLIE – TREASURERS REPORT- Accounts \$111,332.17 in our account. In Sept. 2021 \$112K in the account. Not making a whole lot with investments. Outstanding about \$700. Leslie not here in September so didn't get a chance to call them. The new people who bought the Rosen property are yet to be contacted. For the next 4th quarter: a total of \$6,476 expenses slated for payments, due to end of year accounting, insurance due in December and trash will be another \$1,014 a month, or about \$3K per quarter. And it usually goes up every January.

GCSC BUDGET: GCSC almost \$30K in assessment fees and spent \$25,027 for the fiscal year. So we need to increase our quarterly assessment. Last time increased by \$5 a month was Oct. 1, 2020. She recommends increase on Jan. 1, 2021. Robin: What are the needs? Expenses for the year are for common road cleanup, insurance, trash. Whatever is left goes into savings for things like repaving the road so we don't have to go to all the members and have them contribute a large chunk of money. And \$5,000 above the annual is not enough. Robin: We need to hear from Steve about ongoing costs. And what are the other costs that are increasing.

ROBIN: For next meeting could you develop a potential budget for next year, absent the road work. Call the insurance company and Harris.

ANAN: We have already decided on which is the best response for the road work coating. Include Taormina and Arundale in the bid. Needs to be discussed when Jon gets back on the 7th And Anan will call the person and his boss to get all the numbers. Will submit the final proposal at the next meeting. **STEVE:** Another issue to consider is they told us that sometime in

November, they suspend seal coating activities because of rain. Goal is Arundale, Taormina, cul de sacs along with patching and painting. SUE: What kind of seal coating? Steve: they will make it for us, customized. SUE: concerned it's just a slurry coat and nothing substantial. STEVE: Asphalt does have a life. At some point it needs to be replaced. Typically, that's a 25 to 30 year life of a typical road. We're already past that window Regardless of what kind of resurfacing, seal coat, or slurry, still have a road that's breaking down. It's a hydration of oil issue. Saw the bid that Sue got. Our bid is 137,600 square feet. Sue's bid was for 38,000 square feet. How long it lasts is dependent on Traffic, weather. 5-year warranty. Steve suggests we go for it. Anan, we need to speak to the boss to get the number. Do that as quickly as possible. Then we'll get input from the special committee. Then we'll put it to a board vote at special meeting. Leslie, AT&T tearing out intersection to put in new lines. KIM: Will we meet with them and they will put it back to the way it was – KIM: should we postpone restriping until that's done and board discussed we should hold off also due to Krotona construction. Kim will call to postpone.

TAKING OVER THE ROADS issue: We should proceed as we have outlined

KIM: asked if Leslie is going to do the projected budget. Leslie says she will get together with accountant and check into the possible increases and prices. It's taken ten years to get operational budget together. Leslie – last time roads were done, there wasn't enough funds in the account so had to collect from each homeowner. Our hope that we don't have to do that again. Anan and Steve will go ahead and get a bid for full redoing of the road a comparison. Leslie pointed out our roads were graded a B by the city, so they should last long.

Nov. 4 next meeting and Anan and Steve will work to get final numbers that we can vote on.

Robin moves to adjourn, Stephanie seconds

Submitted by Stephanie O'Neill