

HC Board Minutes - October 25, 2021, 400 Spinnaker Lane

Attending; Jeff Foster, Marjorie Badger, Donna Pritchard, Nick Harris, Chris Pusateri, Esquire, and Judy Lippa.

Call to order - 9:37am

Minutes from September Board meeting - approved.  
Financial statements from September 2021 - approved.

### Management Report

Regarding operating income, total collections for the month were \$55,277. Assessment collections for the month were \$55,260 which was more than budget by \$10,020.

The delinquency report reflects \$1,335 in delinquencies.

On the expense side, total operating expenses were \$24,652 which was \$7,320 less than budgeted.

The expense categories where there was an unfavorable budget variance that exceeded \$100 for the month; trash removal, repairs and maintenance, other landscaping, snow removal, interior repairs, deck repairs, siding repairs, legal and professional and other administrative.

The expense categories where there was a favorable budget variance that exceeded \$100 for the month: payroll expense-maintenance, extermination expense, fertilization contract, insurance, and real estate taxes.

There were \$0 in Reserve Expenditures for the month.

Net income for the month, after reserve allocations, totaled a positive \$12,845 which was better than budget by \$17,229.

### Variances

374 Spinnaker Lane - install mail slot left of the garage - approved.  
346 Reef Point Circle - install mail slot - approved.  
1001 HCC - install camera with light - approved.  
1024 HCC - replace skylight - approved

## Annual Meeting

Seven people have submitted questions to be answered. Due to time constraints we will answer the questions prior to the meeting. And, in the future, we will include residents questions and the answers in the month board meeting minutes. We will include residents names but not their home addresses.

Recent question were from:

Donna Hayes

Herbert Grey

Glenda Bondy

Dick and Linda Jones

Michael Gerlach

Joe Lang

Ellie Piper

Variance requests are currently for architectural changes in a dwelling. A new variance form needs to be developed to meet landscaping needs.

Landscaping - we will develop a five year strategic plan to maintain the trees. The arborist suggested we can do this a species at a time or preferably address a "block" of residents' units at a time for all landscaping needs. In addition, we can look at removal and replacement or where replacements are not needed due to overcrowding.

Next meeting will be determined after the election.

Respectfully submitted,  
Donna Pritchard, Secretary