

Minutes of the Docs on Old River Board meeting 9-14-19

Kent called meeting to order at 9:00 am. Officers in attendance Kent Ball, Stewart Fredrick and Rick Plourde. Owners in attendance included Dana Wilson, Patrick Daily & Steve Fritche

Discussed DEP will be getting back to us by the end of October and we need to get an idea of everyone's boat lengths to submit to them

Discussed again budgeting for a full or at least part time maintenance person and building an office for him to work out of. We are figuring it will be around 3k per month for full time and they will have to be 1099 contract labor. We do not want to raise dues to cover this. We are looking to cut monthly expenses to cover. An audit of our monthly expenditures must be completed.

Discussed that we still need to at least pressure wash or bleach the west wall to get the mildew build up off. The painting project for wall was canceled due to the elevator problem expenses.

Discussed bids that were collected:

Roof: 55K (Shingle)

Docs: 36K & also 51K

Painting entire complex: 69K

We still have one more doc bid coming in and two more roof bids.

Discussed absolute priorities for this year will be

Docs

Roof replaced

At least second floor fire piping. 3rd floor and docs if fire marshal mandates.

Remaining wood rot work that was canceled due to elevator repairs.

Building walls to block wind and debris for elevator which was the cause of the last major repair.

Pressure wash/bleach west wall

Stewart got information on how to structure a loan. Officers would have to personally guarantee, and we would have to put up property in front of complex. We discussed possibility of getting the loan or just having an assessment to cover priorities.

New business next meeting will be discussing and finalizing bids, which projects we will undertake and what our assessment will be. Approving budget for upcoming year.

Getting all units on master key compliance

Notice of concerns for all owners who rent. We will be discussing fines, minimum nightly rates & amount of nights rented during peak season. Maximum number of guests that can stay per unit. Pet policy. Renting to boaters once our new docs are completed.

Reading of previous minutes. They were approved and next meeting was set for 11-9 at 9AM