

Minutes

RCA Board of Directors

June 16, 2020

Meeting called to order at 6:34PM

Roll Call: All present

Office Updates (Caitlyn and Curt)

Attorney- The courts are open again after being closed due to COVID. Properties that owe us past due amounts (and one that is up for sale) we will file to place a lien against. Jim will write us a check for the difference (taking out his fee from what we get back). Caitlyn will begin working with Emily from his office. Regarding the emails about dissolving the association- if the association is dissolved, the property would go either to the town, county, or state. At this time, it is unknown what will happen with all the funds in the bank accounts. Jim will draft up a letter on letterhead that discusses the association and why we cannot just dissolve it simply. This will be something we can provide to residents who inquire about it. He will send a draft to Caitlyn and Curt.

Unemployment Claim- [REDACTED]
[REDACTED]

Pool Talk: Everything is just about ready and had to get water heights from board for the permit. We will be hiring managers for the pool (8AM-9PM). Rate for them will be [REDACTED]

[REDACTED] The state has put out vague guidance regarding pool operations. If we were to put out chairs, we would have to sanitize between each use which would be extremely difficult so we will not be providing them at this time. Bathrooms will also be closed initially as there are very strict regulations since it must be monitored. We need to provide hand sanitizer stations and mask for employees which Caitlyn will purchase. Swim at your own risk signs will be printed until we receive the actual signs. CDC recommends it be strictly be the people that live at the residence (no guest) which is what we will abide by for now. We will do an online sign up, where people will have to put their family member's information. If they try to put others, we may revoke their access. Anyone 18 and under will require adult supervision. Caitlyn will be sending in the pool permit tomorrow. Should take about a week to get back.

Dan's Rate: It is only him now. He has been doing a great job and communicating effectively with Weichert to bring up potential issues that he notices around the community. [REDACTED]

[REDACTED] We can put Kim's old phone near the pool for emergencies for staff.

Budget talk: Some of the line item names changed. We only have good info from Oct-present. Payroll is going to be off due to COVID.

- Still trying to figure out what percentage for businesses should have for their assessments and how to correctly bill them as no one knows how (old boards, old attorney). There is something in the by-laws that we could try to use. Jim Marino will be looking at this closer to determine what we should be doing as well.
- Board went through line by line of budget to determine 20-21 FY budget. Some highlights:
 - o Budgeting \$0 for asphalt repair and it will be done every other year at approximately \$16k each year. We will budget \$8000 each year (it won't be spent on the off years and have the amount for both years when it is needed).
 - o [REDACTED]
 - o [REDACTED]
 - o [REDACTED]
 - o [REDACTED]
 - o [REDACTED]
 - o We will keep the assessment the same as last year.

Jennifer Braidotti made a motion to adjourn at 9:00PM. Seconded by Steve LaPlaca.