

South Winds Homeowners Meeting Minutes

December 6th, 2011

The following homeowners were present: D.Anderson, S.Anderson, Bonanno, Brochu, Caron, Caulfield, Decker, DiLuca, Eppard, Farley, Fisher, Ghilani, Himsel, Kearns, Kenney, Kurras, MacMillian, McCaffrey, Mesite, Middendorf, Paternostro, Sexton, Tweed

The following sent Proxy forms: Dolan, Hammen, Levene, McLaughlin, Polito, Quets, Riddell, Smyth, Strong, Wolff

The meeting was called to order and the requirement for quorum was met.

The minutes from last year were reviewed and approved.

Open Space:

The storm damage was accessed. There are trees and branches across the pathway that will need to be addressed.

The dock needs to be repaired and there were 4 homeowners who worked on the dock but P. Bonanno feels it will need to be replaced. There was discussion of the possibility of building a floating dock.

Entry/Right of Way:

Will continue with the current landscape service and the cost will remain the same. D. Anderson reported he cut the vines on the pines trees by the entrance and feels the association can handle cutting the tress that fell during the storm with a work crew.

Website:

S.Fisher reminded everyone to keep their emails up-to-date and if there are any changes let him know.

Status of Spillway Design:

Charles Elias of George Torello Engineers made a presentation to the Association. The design option that he presented was the least expensive and invasive out of the three designs he initially proposed. This design will stay within the footprint of the exiting spillway and will not reduce the level of the pond when it is completed. It will be necessary to go 4 ½ feet lower than the existing spillway to increase the water pressure and water flow were a metal plate on a hinge will act as an automatic spillway control. This plate will be stainless steel to prevent corrosion and on occasion it will be necessary to clear any debris in front of the plate. A manual lever will be attached to the plate allowing it to be opened to free debris. It will be necessary to lower the pond to complete the work and it could take at least a year to refill the pond which all depends on the amount of rainfall. It was discussed while the pond was lowered it would be an opportunity to clean the area that is exposed. There was also concern about the fish in the pond. Mr. Elias reported it will take approximately a week to complete the work then 2/3 weeks for the concrete to cure. He has been following up with the DEP so they are aware that we are addressing the issue of the spillway and its ability to handle a 100 year storm. During 2012 we will proceed to finalize the design, obtain permits and construction proposals. Construction will take place in 2013 subject to available funds.

Budget:

Ed McCaffrey presented the proposed budget for 2012 and was passed by majority vote.

Nomination/Election of President:

Don reports he has served his six years (a 2 term limit) and is seeking a candidate for the office of President. There were no nominations at the meeting. However if someone decides to be a candidate, a paper ballot vote within the association can occur. Don was thanked for his service and leadership.

Pond Alternatives:

Don asked that the 7 waterfront owners meet and come up with a consensus of how to address the ongoing pond issues. Once they have a proposal it can be presented to the association. D. Kurras & P. Bonanno will form the committee with the 7 homeowners.

The meeting was adjourned and Adrienne Brochu won the gift certificate to Gabrielle's...

Respectfully submitted

Maria Decker and Peg Farley