

Southwinds Homeowners Association Meeting Minutes

December 2, 2008

The Following Homeowners Were Present: Anderson, Bonanno, Brochu, Decker, DiLuca, Farley, Fisher, Himsel, Kenney, McCaffrey, Middendorf, Olszanski, Polito, Salbinski, Sexton, Shepherd, and Villeneuve

The Following Homeowners Sent Proxy forms: D'Amico, Dolan, Ghilani, Kearns, Levene, MacMillian, Marmelstein, Quets, and Wolff.

Next meeting: To be announced by November of 2009

The meeting was called to order at 7:03pm and adjourned at 7:53pm. Requirements for quorum were met according to attendance, and the meeting proceeded following the posted agenda.

The meeting was opened, and roll was called.

The minutes from last year's meeting were reviewed and approved unanimously.

Peter Bonanno reported on the open space:

The picnic tables were stained by Brian Caron this past summer.

The trails are currently in good shape, some brush did need to be cut back.

The docks will need to be repositioned this summer.

Doug Anderson reported on the entry/right of way:

The yard crew has gone up to \$86.00 per cut (\$10.00 each cut) and will charge an additional \$10.00 for each clean up (2x per year) in keeping with the 2009 budget.

The pine trees at the front entrance of South Winds Drive and Rte 153 will be trimmed at 8:00am on 12/6, to improve the view of oncoming traffic from Westbrook.

The Mildew on the fences will be cleaned up.

Help from volunteers is welcome!

Tom Middendorf reported on the Block Party:

There were 104 people at this year's block party, and the 50/50 raffle helped to offset some of the expenses. Tom and Tom wanted to express their appreciation to those folks who helped out with setting up the party, and were pleased at the turnout considering busy lives...They welcome helpers for set up next year as well.

Stu Fisher reported on the web site:

The feedback page has been eliminated due to a large amount of incoming spam.

Please let Peg Farley know of any e-mail changes.

Ed McCaffrey presented the budget:

*The 2009 budget including keeping the dues of \$175.00 for the year was approved unanimously.

The bills for the upcoming dues will not be sent via e-mail this year, due to some issues with receipt. Look for them in the mail.

Also, the money in the AG Edwards mutual funds were withdrawn and put into the checking account in September.

Don Himsel presented the by-law addition:

*The by-law addition was approved unanimously.

Don Himsel requested nominations for president:

Nobody was nominated, and Don was asked to stay on for another term. He graciously accepted, with the expectation that someone step up for the next term.

*Don was voted in as president unanimously.

Other business-Questions/concerns brought up by homeowners:

1. Homeowner expressed concern for lack of extra money in the reserve, and asked if the board considered increasing dues for the year. Don explained that due to the economic difficulties we are all having this year, the board thought it best to stay at \$175.00 after much discussion.
2. Pond treatment didn't seem effective on the western side of the pond near 34 Birch Mill Trail according to the homeowner. Some discussion of... depth of pond in that area, nature (amount of rainfall) and time of year treated were brought up. Lily pads main problem.
3. Homeowner requested an update from the committee formed to clarify ownership of the dam, and consider transferring ownership to the MacMillians.
Pete Bonanno reported that the committee did not feel it was in the best interest of the association to lose control of the dam, considering the possibility of future transfer of property ownership. Don Himsel reported that the clarification of exact specifications of ownership of the dam is currently being worked on with the MacMillians.
4. Burt Polito wanted to thank the Board members and the Committee chairs for their hard work throughout the year, and Don Himsel thanked all as well.

Meeting was adjourned, and Tom Middendorf pulled names for the gift certificate for Copper Beach Inn/Pips. Congrats to Doug Anderson!!!

See you next year!

Please forward any e-mail address changes to Peg Farley at pegfarley@comcast.net.

Respectfully submitted

Peg Farley and Maria Decker.

*These are the items for review and approval at next year's meeting.