

Highlands at Ocean Point Condominium Association
Minutes of Trustee Meeting

Date: June 5, 2014

Time/Place: 6:30 pm, Club House

Attendance: Trustees Cash, Carmichael, Wells, Nolan, Zabilski. Maintenance Coordinator Donna Crone.

The meeting was called to order and the first item on the agenda was a maintenance update from Donna Crone. A HOP Maintenance report was provided to the board for the period of March 26 through May 27. Donna noted that current special projects include Bldg 30 power washing and sealing (in progress) and deck boards are being replaced where needed on Bldg 25.

Next, Bill Nolan, Treasurer, provided current Income/Expense and Balance sheet for The Highlands. This year \$37,000 is being added to the Reserves account.

Decision was made to schedule The Highlands Annual Meeting on Thursday, August 21, 2014. There was discussion and agreement to schedule quarterly BOT meetings at the Club House.

The following schedule for 2014-2015 meetings is:

Annual Meeting, August 21, 6:30 PM (correction)

Thursday, September 4, 2014, 6:30 PM

Thursday, December 4, 2014, 6:30 PM

Thursday, March 5, 2015, 6:30 PM

Thursday, June 4, 2015, 6:30 PM

Location: Highlands Club House

Meeting schedule will be posted on The Highlands website.

The Board discussed security measures for the Annual 3rd of July event at White Horse Beach. The Plymouth police will have two cars from July 3rd until 4 am on the 4th at The Dunes property. The Highlands has contracted Madson Security for The Highlands property through the evening of July 3rd.

There was open discussion with residents in attendance.

Residents raised the issue of continuing to pursue parking restrictions on Highland Terrace to one side of the street for security and prevention of a fire hazard. Carolyn Petrell, Building 30, has been in discussion with Deputy Chief Eldridge, Plymouth Fire Department and Mike Galla, Asst. Town Manager. She notified the board that there is a White Horse Beach Parking Task Force meeting on Tuesday, June 10, at 10 am. Any residents concerned about the current lack of parking restrictions are encouraged to attend. She also provided a sample letter to attendees to send or email to the town. Bill Nolan has been working on this issue for the past two years and has provided the town with a petition from the residents from 2012, and has met with the town officials on multiple occasions to support parking restrictions. Bill Nolan will attend the June 10 meeting and provide an update to the board. This matter may need to be taken to the selectmen if nothing can be resolved Tuesday. (Note: anyone who would like a copy of the sample letter, please contact Jean Carmichael, jean.carmichael@verizon.net or 508-224-8347).

Residents recommended the following action items to the board:

- Trim shrubs adjacent to the pool this summer
- Increase the temperature of the pool water
- Place information (stencil sign on stairs to indicate “Private Way”) for the two private boardwalk entrances to White Horse Beach that are owned and maintained by Ocean Point.
- Residents are encouraged to take license number of unauthorized parties dumping trash in The Highlands dumpsters and send on to the police.
- Reminder to residents that no gas grills are allowed on second/third floor decks for fire safety reasons.

The Board went into executive session to discuss some current legal issues.

After a lengthy discussion regarding ceilings being added above decks and resulting water problems, it was decided that the owner of the unit that have these ceilings will be responsible for the costs of repair if there are any structural problems resulting from improper water runoff. A letter will be sent out to the owners of these units notifying them of the decision.

With no further business, a motion was made to adjourn. Adjourned.