

Georgetown East Association, Inc.

December 14th, 2021 Meeting

Board Members: Jean-Paul Antona, Sam Gray, and Sheila Goodwin were present via webinar and Gerard Bribiescas and Alison Thompson were present at the Ameri-Tech office conference room.

Ameri-Tech Community Management: Robert Kelly, LCAM excused absence, attending annual meeting of another HOA.

Gerard Bribiescas called the Meeting to order at 6:30 pm: A quorum established with Sheila Goodwin, Sam Gray, and JP Antona on the webinar and Gerard Bribiescas and Alison Thompson at the Ameri-Tech office conference room. Proof of Notice was posted on two neighborhood bulletin boards December 12th, 2021 in accordance with Association ByLaws.

Consent Agenda Approval: Alison motioned to approve the consent agenda. Sheila second. All in favor.

1. Annual 2022 Budget Adoption Meeting Minutes
2. November 2021 Board of Director Meeting Minutes
3. Officer, Board & Committee Reports
4. November 2021 Manager's Report

Treasurer's Report

	2021 Budget	2021 YTD Budget	2021 YTD Actual	Difference	Notes
Income	\$192,600.00	\$176,550.00	\$173,215.37	-\$3,334.63	\$2312 of which is delinquency
Administrative	\$24,482.00	\$22,441.87	\$20,156.02	\$2,285.85	
Insurance	\$5,800.00	\$5,316.63	\$6,450.00	-\$1,133.37	Insurance premium increase
Landscaping	\$79,600.00	\$72,966.63	\$87,044.58	-\$14,077.95	Landscaping increase
Irrigation	\$1,000.00	\$916.63	\$372.50	\$544.13	
Contracted Services	\$3,200.00	\$2,933.37	\$3,010.92	-\$77.55	Lake maintenance
Repairs & Maintenance	\$15,000.00	\$13,750.00	\$7,269.17	\$6,480.83	
Utility	\$16,200.00	\$14,850.00	\$14,740.96	\$109.04	
Reserves	\$47,318.00	\$43,375.86	\$43,375.86		
TOTAL EXPENSE	\$192,600.00	\$176,550.99	\$182,420.01	-\$5,869.02	Mostly unexpected insurance and landscape increases and delinquencies
Notes					
Operating Balance		\$128,694.56			
Reserve Balance		\$139,254.12			
Delinquencies		\$2,311.88	\$926	Over 90 days old	
			\$300	Over 30 days old	
			\$1,376	406 Georgetown	

Governing Documents Task Force

1. Mary Gamble: We are formally asking for approval of the Amended and Restated By-Laws and Articles of Incorporation documents. Two steps for approval: Articles can be changed with 75% of membership approval. ByLaws may be approved by a majority membership if there is a unanimous approval of the Board, otherwise it will need 75% of membership approval. Final recommendation of the Task Force is for both documents to be approved and sent to Membership for vote and approval..

General Questions & Comments from Residents – 3 Minutes per Resident: Ann Marie Lorences, Carolyn Smith, Carol Fienberg, Joe Mallozi, Roy and Kay Tyrell

1. Joe Mallozi: I don't know how many days after the Board votes for this that the membership has to vote for this (Governing Documents approval). I hope you allow enough time for everyone to vote on this. Make it a realistic date for everyone to review this.

FOLLOW-UP BUSINESS

Recommend the Amended and Restated Articles of Incorporation for Vote by the Membership:

1. Gerard moved to Recommend the Amended and Restated Articles of Incorporation for Vote by the Membership. Sheila seconded.
2. Alison: What is our timeline?
3. Gerard: I've been talking to Bob and his administrative assistant. We are looking at the first of the year to get this packet out. The first week after the first of January the Proxy and Documents will be in the hands of homeowners. Vote will be the 2nd Tuesday of February at the Annual Meeting. Membership will have more than 30 days to look at the Amended and Restated Documents. Plus they have already been able to look at the proposed document on our website since November. The Annual Meeting information will be separate (with nominations). It will be the same proxy for both.
4. All in favor.

Vote By the Board to Approve the Amended and Restated By-Laws and move for a Vote by the Membership:

1. Gerard: "I move to vote by the Board to approve the Amended and Restated By-Laws and move for a vote by the membership. Sam seconded.
2. No questions were stated.
3. Gerard: there is a minor difference in Section 4 Article III "Nominations of Directors" (page 5) - there is a change in this section as noted in Board emails different from what was released to the website. In the event we don't have any nominations ahead of time, this will allow us to take nominations on the floor. We want to incorporate that just in case we need to take nominations from the floor.
4. All favor. The vote is unanimous.

Sidewalk Grinding & Replacement Update:

1. Gerard: We did get one bid from Parking Lot Services. There are two more bids pending. We may need to make adjustments because we approved in November up to \$8000 but Parking Lot Services came in slightly above that. We will vote in January.

Additional Signage:

1. Alison: I move that we approve and implement new and upgraded signage not to exceed \$5500.
2. Sheila: I second.
3. Alison: Thank you Joe (Mallozzi) for your contribution to this. We have two options that Joe presented.
4. Joe: I'm very confident that what Alison is proposing for a limit will do. I will keep working to reduce it further.
5. Alison: If we go with the sign company they do everything: the poles, etc. If we do the signs locally and take the poles etc out, there is quite a bit of savings. Joe thinks we can do it locally for additional savings. I think the second (local) group of options is the one we can work with. Those prices include the posts and frame and bases locally, those prices include sales tax and removing the current poles in place.
6. Alison walked through the presentation she provided to the Board.
7. Joe: Just the freight shipping alone is \$517. So we can save money with the local option.
8. Sam: the signage we have is what makes our neighborhood so unique. Other neighborhoods don't have the same consistency. I appreciate Joe doing that.
9. Gerard: Thank you Joe and Alison for your work on this project.
10. All in Favor.

Stormwater Repair (Between Ponds B & C):

1. Gerard: The water is going down and there is no water in the drains. It is now time to move on this. Bob provided an email with a quote from PRS. So now we are waiting on a second quote. We can wait until January and have two to three bids.

Non-Compliance Letter and Fining Policy

1. Gerard: Not ready to vote on this yet. We will vote on this in January and then mail the new policy in early February to notify the residences and homeowners of the new policy. Those who are leasing/renting can also receive a violation.

NEW BUSINESSNominations for 2022 Board of Directors:

1. Gerard: At this point, the nomination committee is approaching people and nobody is showing interest in serving on the Board. I am personally inviting people to my house in January. I am inviting Joe Mallozzi on Westborough, Steve Smith of Roxbury, Fred and Becky Myers on

Georgetown Place, Leo Moscardini on Georgetown Place, and Dan Kistel on Haverhill. If you have any other recommendations please send them to me.

Motion to Adjourn: 7:14 pm Alison motioned to adjourn. Seconded by Sam. All in favor.