

The Club at Norwich Inn and Spa, Inc

Special Owners Meeting Minutes Saturday, August 18, 2018 Clubhouse 1

Call to Order

President of the Board, Laura Rose called the meeting to order at 11:23 am.

Board Members in Attendance

Laura Rose, President (512, 714, Proxy 921), John Twohill, Treasurer (1011), Carol Curland, Secretary (1814), Sandy Pimentel (612), Assistant Treasurer.

Owners in Attendance

Margaret Flaherty (111)	Bob Piasecki (113)
John Hazelton (121, 1913)	Carol Fisher (124)
Clay Yalof (423, 521, 2121)	Edgar Ware (511)
Bob Lasch (623)	Chrystina Rozek (822)
George Welch (1024)	Walid Jaziri (1021, 1121, Proxy 814)
Sheila Horgan (1023)	Heidi Glazier (1024)
Cheryl & Charlie Mallis (1111, Proxy 323)	Robert Wolfe (1222)
Lisa Miller (1224)	Elaine Dunn (1521, Proxy 1721)
Lisa McKenney (1524)	Chet Cebulski (1621)
Carol Amedeo (1623)	Malcom & Natalie Jacobs (1811, 1812)
Barbara Dupont (1921)	Ellen Larson (2012)
Barbara Sullivan (2024)	Tim Kenyon (NIS)

Others in Attendance

Joe Brennan, Myriad Property Management (Proxies 112, 123, 212, 213, 214, 223, 311, 312, 412, 513, 621, 812, 823, 914, 924, 1012, 1022, 1112, 1114, 1123, 1211, 1221, 1223, 1511, 1523, 1614, 1624, 1824, 1912, 1922, 2023, 2111, 2112, 2123)
Association Counsel, Greg McCracken of Jacobs, Walker, Rice & Barry, LLC
Barbara Sullivan, Sullivan Real Estate Group (representing 1012 & 2111)

Proof of Notice of Meeting

Letter/email sent to owners dated July 30th, 2018.

Approval of Meeting Minutes

There were no Meeting Minutes available for approval at this meeting.

Reports

Joe Brennan updated owners on the current capital improvement plans and bank loan status. A commitment letter had been signed with Simsbury Bank by Board members who have since resigned. Joe explained Simsbury Bank did not fit the scope or structure of our Capital Plan. Joe went back to Windsor

Federal Bank and revisited issues that were important to our plan. We are locked in at 5.75 % with Windsor Bank for 60 day closing and Windsor will allow us to place loan proceeds in any Windsor interest bearing account. Windsor will also allow the association to purchase materials, use association employees on capital repairs and work by time and material when best. Attorney Greg McCracken will investigate breaking the Simsbury agreement. Joe stated changes in the structure of the loan from Simsbury could lower the common fees from the amount originally set in the last amended budget approved by owners in June. The new Operating Budget which will be voted on in September will set the rate for the new common fees which would probably start in November.

Joe stated that with the delay in the loan closing back in May, we missed the paving season and deck reconstruction. Joe discussed the plans for work that can begin on property thru winter:

- Safety repairs with decks, walk and railings
- Insulating chimneys and attic spaces
- Tree cut back, cleaning roofs and repairing or replacing gutters
- Correct drainage problems affecting sidewalks and walkways
- Replace trash walkways and possibly tie them into a safe walking trail
- Upgrade back gate and work on irrigation system
- Upgrade freeze alarms and install smart WiFi thermostats
- Portable generator to replace the 30-year-old generator at the sewer pump station
- Upgrade Clubhouse 1 pool heater
- Card access system
- Upgrades to the Clubhouses

Terms of Directors

Owners in attendance decided to give John Twohill and Carol Curland who were voted in at the July 28th Owners meeting, the two 3-year terms. The election results at this meeting determined two directors with 2-year terms and one director with a 1-year term.

Nominations for vacancies created by the resignation of Directors Mallis, Netter and Warner:

- John Hazelton (121 & 1913) placed his name in nomination.
- Dr. Walid Jaziri (1021 & 1121) placed his name in nomination.
- Laura Rose (512 & 714) was nominated by Carol Curland.
- Sheila Horgan (1023) was nominated by John Twohill.
- Ellen Larson (2012) was nominated by Dr. Jaziri.

Appointment of Inspectors of Election

Lisa McKinney, Bob Piasecki and Sandy Pimentel volunteered to count the election ballots.

Elections

Paper write-in ballots were distributed based upon the sign-in sheet and tabulated by the election inspectors.

Attorney Greg McCracken announced the results of the election.

- Laura Rose - 2-year term
- Dr. Walid Jaziri – 2-year term
- John Hazelton - 1-year term

Unit Owner Comment Period

Cheryl Mallis asked if the Board could distribute unit owner names and emails.

Cheryl Mallis asked if there would be a clerk of the works hired.

Cheryl Mallis asked if contracts will go out to bid and if owners will review before awarding.

Cheryl Mallis asked about forming committees of unit owners.

Carol Curland wanted the owners to know that it could cost \$1000.00 to get out of a contract signed with Northeast Property by resigned Board members. She also informed owners of an unexpected \$9000.00 bill for attorney services used by resigned Board members.

Adjournment

Attorney Greg McCracken adjourned the meeting at 1:20 pm.

Submitted By,

Carol Curland, Secretary