

**339 Ocean Blvd Condominium HOA Annual Meeting  
December 10, 2020 @7:00 pm EST  
(603)267-4384  
Minutes**

**Call to Order (Steve)**  
7:00 pm EST

**Roll Call (Steve)**

Jeffrey	Hathaway	101
Jimmy	Aboukhalil	103
Aloha Ice Cream	Karloss Kozal	104
4 Daughters & Son LLC	Dave Hartnett	106
Gail	Caligaris	201
John	Caligaris	201
Lisa	Trottier	202
Robert	Trottier	202
Joanna	Cheng	204
David	Mould	206
Pushpa	Mould	206
Steve	Bezreh	301
Susan	Bezreh	301
Alan	Shackelford	303
Muriel	Schadee	304
Deborah	Belfiore	305
Joseph	Belfiore	305

Bradford	Welch	306
Susan	Welch	306
Ruth	Barrett	401
Scott	Barrett	401
Song & Xue	Chen	403
Robert	Preston	404
Dave	Hartnett	405
Kara	Hartnett	405
Richard	Boynton	406
Diane	Boynton	406
Phillip	Bosma	501
Susan	Bosma	501
Peter	Sorrentino	502
Linda	Iulicci	504
Joseph	Mancini	506
Sam Raynor	CP Management	
John Bisson	Attorney	

**Establish Quorum (Steve)**

Complete, 22 Owners present  
It was suggested that next year we include a proxy for annual meeting  
It was suggested that quorum could be changed to a percentage

**Affidavit of Notice Mailing (Have received from CP)**

Complete

**Welcome (Joe)**

Complete

**Annual Meeting Procedures (Joe)**

Complete

**Approve Annual Meeting Minutes from April 18, 2020 (See enclosure for Ballot Item 1) (Joe)**

Complete, Joe referred to the mail out package and asked everyone to vote accordingly

### **Financials (Scott)**

- 2021 Budget (See enclosure for Ballot Item 2)

Complete, Joe & Scott reviewed and asked everyone to vote accordingly

Brad(306) asked that we include a current financial statement that includes “Actuals”

Dave(106) asked about snow removal in front of commercial units

### **Old Business**

- 2020 Completed projects

Balcony lights, Rear deck lights, Parking lot lights, Light over Pizza shop, Water usage audit, Move foot wash, Front railing caps & end brackets

The above items were for owner reference only and not formally reviewed

- 2020 Current/ongoing projects

Railing balusters, Pella Doors, Northeast water leak issue

The above items were for owner reference only and not formally reviewed

### **New Business**

- Condo Documentation – One Amendment (See enclosure for Ballot Item 3) (Scott)

Complete, Joe & Scott reviewed and asked everyone to vote accordingly

- Proposed change to Pet Policy (Enclosure & Ballot Item 4) (Steve)

Complete, Steve & Joe reviewed and asked everyone to vote accordingly

Comments from Gail(201), Lisa(202), Vickie(204), Dave(206), Alan(303), Joe(305), Ruth(401), Bob(404), Dave(405), Susan(501), and Linda(504). Some were for the change, most were against.

It was suggested that cats be excluded from change as they are indoor only.

It was suggested that the owner be grandfathered in rather than the approved pet.

- Election for Board of Directors – 2 Vacancies (See enclosure for Ballot Item 5) (Joe)

Complete, Joe reviewed and asked everyone to write in Peter Sorrentino as a third candidate

Joe also asked for any additional candidates, there were none

- Update to Rules & Regulations section “Complaints and Fines” (Joe)

Complete, Joe reviewed.

Comments from Jeff(101), Alan(303), Bob(404), Dave(405), Peter(502), and Linda(504)

All suggested that owners try to talk to, and work with their neighbors first when issues arise

### **Future 339 Directions (Joe)**

- Planned Changes/Improvements in Facilities (See enclosure)

Complete, Joe reviewed and explained the top down priority of items listed

Joe pointed out R&M and Reserve Fund as the two large increases

Joe explained rationale around the condo fee increases

### **Reminders: (Joe)**

- Water Usage – Check toilet flapper valves; turn off water when not present
- Thermostat setting during the winter months
- Parking during winter months

Complete, Joe reviewed

**Input from Owners (Joe)**

- Remarks limited to 3-5 minutes each

Jimmy(103) Please do something about the rain water dripping in front of his store entrance  
John(201) Asked about schedule for Diamond Construction work on the Northeast corner of building  
Lisa(202) Asked about a delivery of construction material outside the North trash room  
Dave(206) Did not received a mailing envelope for ballot return  
Alan(303) Asked about CP Management fee invoices  
Song(403) Asked about providing salt for ice on rear decks  
Bob(404) Reminded everyone about winter parking policy  
Diane(406) Asked about rust on the auto lifts  
Peter(502) Reminded everyone to shut off all water or at least toilet when away from unit  
Linda(504) Expressed the importance of having a full time owner on the board

**Ballot Instructions (Joe)**

- Please return before December 24, 2020

Complete, Joe reviewed  
Peter(502) suggested that we go back to anonymous voting in the future

**Adjourn (Joe)**

9:00 pm EST

---

**Voting results on December 30, 2020**

Item 1: Approve Annual Meeting Minutes - April 18, 2020	Pass
Item 2: Approve new 2021 Budget	Pass
Item 3: Approve Amendment to Condo Docs	Fail (54% needed 67%)
Item 4: Proposed change to Pet Policy	Fail (28%, needed 50%)
Item 5: Elect to board for 2-year term	Muriel Schadee Peter Sorrentino