

December 13, 2020 9:38am - Strawberry Park Association Board of Directors' Meeting
Present: Carl Landi, Eduard Mayer, Bill Roberts. (Mike Tecci and David Reid had previous engagements) 53 spectators in attendance online.

Board has no questions on budget.

Carl notes "Net Operating Income" line should be labeled "Total Expenditures" and moves to accept budget, seconded by Bill Roberts and approved by Board. Meeting adjourned.

December 13, 2020 9:45am - Strawberry Park Association Annual Owners' Meeting

Board Members Present: Carl Landi, Eduard Mayer, Bill Roberts.

Carl Landi moves to approve 2019 Meeting Minutes, seconded by Gene Burch, approved with no objections.

Carl opens floor to financial inquiries, referring to the 2018/2019 consolidated financial statements. No inquiries

Carl then opens floor to any 2021 budget issues anyone would like to discuss.

Sam Kain, site 119B: What are the planned Capital Improvements for 2021?

Carl: explained plumbing plans for 2020 were completed, but chlorination improvements are coming 2021. Finishing touches to plumbing for pools. Road work/potholes to be repaired in 2021. The 2020 funds to finish these last steps were used for COVID-related readiness.

Unknown zoom participant: Did we apply for PPP (Paycheck Protection Program) funds (COVID)?

Carl: Yes, and it was used to get employees to work earlier. \$113K PPP loan for salaries.

Unknown zoom participant: Will we heat the adult pool next year?

Carl: Yes, by April. Chlorination system is installed but is not fully functional. Engineer that worked on recent septic system re-work is helping us over the offseason on pools. Approximate cost to be \$6,000.

Unknown zoom participant: Can we update playgrounds?

Carl: We had an opportunity earlier this year, but COVID ended that process. Costs could be \$5,000 - \$10,000 and we will continue to investigate when we can.

Unknown zoom participant: What is happening with site 330?

Carl: Under bankruptcy protection., not moveable

Unknown zoom participant: Why no annual meeting during the season?

Carl: Occupancy limits were too low. Want normal meeting next year and planning for that. We are in continuous talks with the Health Department.

Unknown zoom participant: Electric bill frequency issues:

Jeremy Klemm (general manager): Trying to do better, definite issues this year. Only at 50% manpower, which resulted in many such issues.

Alicia Brown, site 111: Security letting people into park with no stickers or signs.

Carl: Gate mechanism issues, seeking a new company to handle repairs, possible renovations

Gene Burch, site 329C: Any plans to fix cracked top basketball courts?

Carl: Hope to address in 2021

Pat Palk, site 309B: Are numbers of people regulated? Too many cars on sites?

Jeremy: Yes, we regulate them and understand people can leave the park with an empty car, and return with a full car and we do our best to catch this. Security spends much of the afternoons asking folks to move their third cars to visitor parking.

Mike Sherman, site 184I: Should cars have been sent to property across street?

Carl: We don't want to use that space for Strawberry Park purposes as it is owned by Elite Resorts.

Kathy Burch, site 329C: Many kids with bikes after dark and wearing dark clothing. Quiet hours not enforced, carts at night. More reminders?

Carl: One such solution we are looking into is a PA system near the pools that regularly reminds everyone of the top-broken safety rules.

Kathy, follow-up re: BINGO, what happened?

Carl: Town refused to give us a license, initially, then the charities refused to do it.

John Patricio, site 214: Is there a lift for the pool to be used?

Carl: Yes and we can install, though we've heard other folks ask us not to, as it draws even further attention to disabled individuals who don't want the extra attention.

John Rogers, site 19: wants it noted that owners also violate the cart and bicycle rules.

Sam Kain: Are AED plans underway?

Carl: Yes, and fixing emergency telephone on common property as well.

George Ponte, site 170: Too many carts at Golf Cart events.

Jeremy: there were a few unique events this year sponsored by Owners. We have met with those in charge, and they will take a different approach in the future of having people take different routes so as not to bottleneck. Security staff available to help.

Carl to group: Should we think about allowing RTOs into the annual meeting?

In general, people seem comfortable with it, Carl will investigate legality.

Unknown zoom participant: Updates to laundry facility?

Carl: Confirms we may need to replace some machines.

Gene Burch, site 329C: Many water breaks this year, with longer times to fix, why?

Carl: Fewer staff members, and old system. Improvements are coming to both.

Carl: Asks for any other questions before moving to approve the budget, seconded by Bill Roberts. Budget passes with no objections. Carl moves to close the meeting, Bill Roberts seconded. Meeting adjourned.