

Minutes
Board of Director's Meeting
Nantucket Preservation Association, Inc.
October 10, 2001

(Unofficial version of minutes edited to remove reference to individuals, in some instances.
Home owners can obtain official minutes by written request to the Secretary)

PRESENT: Bill Harris, Penny Holmes, David Reed, Pamela Rosynek
Guest: Hank McQuaide

Called to Order: 6:11 P.M.

Roll call and certifying proxies: Gerald Atmar was absent, but sent proxy to David concerning votes on agenda items scheduled for tonight's meeting.

Proof of notice of meeting or waiver of notice: Confirmed by presence and proxy vote.

Minutes: No corrections or additions were made for the September minutes. Bill moved to approve the minutes. Penny seconded the motion. All approved and the motion passed

Report of Officers:

President: No Report

Vice President: No Report

Secretary: No Report

Assistant Secretary: Absent

Treasurer: No Report

Report of Committees:

ACC-They have not met due to no new building applications. It was suggested that the committee meet first with Hank to set protocols/procedures for future meetings. The web site could help with information concerning contacts etc.

Lake- No Report

Annexation- Penny said that land adjacent to Nantucket off Tucker Nuck is

being sold. She asked about road access to the area. The roads are county roads and she said she would try to get more information about this.

Social- Pam said that the Social Committee has been meeting with the Halloween gathering and the Chili cook-off planned. The committee was planning to meet again before the events.

Maintenance- Gerald was absent, so no official report. Bill suggested that homeowners could possibly assist in some of the work. It was suggested that neighbors could get together for an "Adopt a Project". This would assist in community spirit. Also, it was suggested that the Board send a "thank you" letter to homeowners who had been out of compliance with deed restrictions and who later complied with requests from the Board.

Communication- Bill complimented David on the web site. A discussion ensued concerning possible block chairmen and a map of the sub-division. We will try to get a good map.

Unfinished Business:

*Deed-*The deed was signed off on. The co-payment for the NPA for the deed transfer is \$1,187.65. It was suggested that we get a copy of the plat.

Insurance- The new insurance became effective October 1, 2001 from Dexter & Co. The D/O portion paid up front, with the association liability portion of \$3,000 billed monthly.

Lake/Park Rules- David will call about I.D. cards for the residents. It was suggested that the card note the homeowner's name and address. A possible park leash law was discussed.

CD- Deferred for later decision

Pet and Baby Sitter List- David had a request to list baby/pet sitters on our web site. Pam said she thought it was a good idea. David asked about the disclaimer he wrote for the site. It was suggested that we talk to an attorney concerning the proper wording for the disclaimer.

New Business:

The following maintenance/repairs were discussed. They are listed along with the estimated costs.

a: Halogen Lights for entrance	\$350-400
b: Gate & fence install @ sewer plant	\$450-500
c: Lake Park Gate	\$500-550
d: Two Lake Park signs	\$580-700

e: Roadway repairs	\$400
f: Lake Park fence addition	\$250-300
g: Posted signs	\$300
h: Flags for entrance	\$300
i: Boat Ramp	\$3,000
j: Replace deck flooring	Not complete

David referred Board members to the list with the agenda. Lights at the entrance were discussed. It was suggested that we replace the bulbs for several months and monitor the replacement. The gate into the dam/sewer plant area was discussed. It was suggested that the gate needs to be done by the NPA and painted white to match with lock. A lake/park gate was also discussed. The cost of the pipe swing gate replacing the chain could possibly be cheaper than noted on the agenda. Hank said that he would investigate cost from a welder.

Hank said he would get metal highway-type signs for the lake/park. There was a discussion concerning the best placement for the signs. Also, it was suggested a sign be posted for designated parking. Hank will check into this for us. The lake and park road was discussed. It was suggested that crushed stone be brought in for 2-3 ruts. The lake and park fence also needs repair. Bill said this would be a good project for some homeowners to do themselves. David suggested that we ask Gerald and the Maintenance Committee to coordinate ~~de~~ this. Bill would be the first back-up, and Hank will be the second back-up. Posted signs were discussed. The signs would be at the dam, frontage, and park area and would be 18"X12" like the Highway Department. The different location of the signs would possibly be every entrance, sides of the spillway, etc. was discussed. Several residents requested a flagpole. Hank and David said that we have three poles on each side of the entrance.

Different options concerning the flagpoles were discussed. It was decided that we would get more information and discuss this at a later time. Also, several residents brought up the possibility of building a concrete boat ramp. A discussion ensued concerning the number of residents who use a boat ramp. Presently, the boat ramp area needs repair. It was suggested that we get additional stone to repair the boat ramp area and fill in the ruts. David said that he will ask the Lake Committee to present justification of concrete boat ramp to the Board if they wish to pursue this in the future. The condition of the boat house was discussed. Hank said that he felt that overall the boat house was in good condition and that it would be fairly expensive to tear it down. Hank will give us options about the boat house and repairs-decking etc. It was suggested that we survey the residents concerning some of these items like the fishing pier, boathouse, etc.

The Board discussed the procedure/budget for financing these projects. Penny moved that we use the current cash revenue from the CD that matured October 1, 2001 for lights at the entrance, gate into dam, lake/park gate, signs, park road repair, boat ramp area repair, and that we table the flags, concrete boat ramp,

and boat house at the present time. Pam seconded the motion. All said aye, and the motion passed.

David questioned mowing land on berm which he said he felt was part of South Hampton. The Board looked at a map to try to discern the line between South Hampton and Nantucket. Hank will talk to the developer concerning possible fiscal responsibility.

The budget was handed out. Bill moved that it be discussed at the November, 2001. Penny seconded the motion. The motion passed. The condition of the roads in Nantucket was discussed. Penny said that the condition of Nantucket Drive and Midsummer Drive was extremely bad. Hank will assist with this. He also suggested that people should call concerning the poor condition of the roads. The CD was discussed. Hank suggested that we leave this in a money market account. At the first of the year we should talk to our investment firm about it. At present, we can use this as part of the checking account. David said that the budget should be fixed, with the assessments set by December. The Board discussed the budget items and amounts. David suggested that the same CPA as in the past be retained as the CPA.

Bill moved that we utilize funds of the 2001 budget, if possible, otherwise use the October 1 CD to finance items the Board approved tonight. Penny seconded the motion. All said aye, and the motion passed. Hank suggested that we establish long-range plans. Everyone agreed this should be done. The meeting was adjourned at 8:35 P.M.

Respectfully submitted by:

Pamela Rosynek, Secretary