



ORGANIZATION MEETING

SEPTEMBER 20, 2025

Jason called the Organizational Meeting to order at 11:29 hours following our annual meeting where the new board was elected. After establishing we had a quorum, Mike made a motion to nominate the newly elected board to the following positions:

Jason Grimmer	President
Conrad Necrason	Vice President
Sheryl Kolessar	Secretary
Mike Bono	Treasurer

Sheri Cohn, Kevin Kennedy and Hans Kennon Board Members

Sheryl seconded, and the motion passed unanimously among all owners present.

New owners of 516 were introduced, welcome to Steve and Jan Anderson.

Jessica Savage, Renovation Chairperson, presented the progress so far by her and the committee. She had a walkthrough of the clubhouse and they are in the process of developing their scope of work. They will be addressing new flooring, soundproofing of the meeting room, renovating the office, the bathroom, and the meeting room. She said the committee will make a presentation for budgeting and their designs at the October meeting. Jason suggested having a special meeting to discuss the scope if she has the information before the October board meeting.

He said we need to schedule the pool resurfacing and asked the Board to review the proposals that we have in hand so that we can move forward this fall. The 3 proposals were from All Phase Pool Remodel, East Coast Pools and Spa, and ProServe Pools (who handle our current maintenance). The proposals range from \$55,000 to \$74,500. We also discussed investigating saltwater pools vs chlorine. Conrad's concern is that salt water could negatively impact our present heating system.

Hans made a motion for the renovation of the adult pool and the kiddie pool not to exceed \$80,000. The first caveat is to inquire as to whether a pebble surface would be advisable in a commercial application and if applicable, then we need to know a price for that potential upgrade while trying to negotiate the overall price back to where it is at just around \$75,000 for a lesser amount. The estimate by Pro Serve pools will be our agreed scope of work should anyone else bid on the project. Approval is further contingent upon schedule of work with the idea that it would be completed prior to December 30, 2025. Conrad seconded and the motion passed.

Sheri made a motion to adjourn the meeting at 10:50 hours, Kevin seconded, and the motion passed.

Our next meeting will be held on Saturday, October 18, 2025

Respectfully submitted,

Sheryl Kolessar
Board Secretary