

# SeaWatch Annual Meeting Minutes

Saturday May 11th, 2002

## Pool Area of the SeaWatch Condominiums

11:05 - 2:15 p.m.

**Opening Comments:** The SeaWatch President Rod Maslauskas welcomed all the Owners to the 2002 meeting and introduced some of the new owners that have purchased over the last year.

**Attended:** 201,202,203,204,205,206,207p,208,301,302p,303p,304,306,307,308,403,404,405p,406,407p,408p,501,502,503,505,506p,507,508,601,602,603p,604,605p,606p,607,608.

**Minutes:** A motion was made by Unit 602 to accept the 2001 annual meeting minutes and a second to the motion was made by Unit 202.

**Election of Board of Directors:** The Association approved the board of Directors currently on the board of directors: The board of Directors will consist of Rod Maslauskas, Stanley Lipka, John Sherwood, Thomas Byrnes, Robert Stephens, and Christopher Bunnell.

**Approval of updated Rules & Regulations:** The board of directors presented the changes in which the Association made a couple of changes. Noted changes were as follows: 17: Pet Rules: No pets are allowed at the SeaWatch Condominiums. Owners, Owner's Guest and/or Tenants that bring a pet on the premises or in the building will be fined 100.00 per day. (The fine will be assessed to the Owner of the unit which in turn will be passed to the tenant/guest) No one will be allowed to bring a pet to even visit the SeaWatch premises.

Other changes were made to the rules but they had to do with spelling or re-wording a sentence.

CPM will put up a No Pets sign with the fine stated including the amount per day.

Rules and Regulations will add number 5 under General: It shall be known as Owner's Notification:

CPM will keep a log at their office to include entry into an owners unit. All entries shall be recorded.

1. All Owners will sign an entry agreement that will spell out exactly what each owner wants in case of emergencies and non-emergency situations.
2. Tenants will be notified 24 hours in advance if CPM must enter into the unit.
3. Notification of entering of a unit in an emergency situation will take place within 48 hours of the event.

E-mail, letter or Telephone call will suffice.

A motion was made by 202 to accept the amended version of the SeaWatch Rules and Regulations. It was seconded by 602.

**2001-2002 Budget Re-cap:** President Rod Maslauskas & Greg Cloutier (Cloutier Property Management) explained the budget in detail of the past year and how we would finish the year. The budget was sent to everybody prior to the meeting.

**20002-03 Proposed Budget:** The association members discussed the new budget. The new budget included a special assessment fee and small increase in monthly fees. A unit owner also asked to have the Condo fees rounded up as to make it easier. A discussion then took place as to what was accomplished and what we were doing to the walls and windows. CPM showed the reports that have taken place concerning the walls. Unit 406 motion accept the budget as presented, unit 307 seconded the motion.

Dr. Jake Baboian spoke and presented a letter about special assessment and raising our Condominium fees.

2002-03 fees that will be in force beginning July 2002:

Units 1 and 8; \$207.00 per month

Units 2 and 7; \$182.00 per month

Units 3 and 6; \$142.00 per month

Units 4 and 5; \$207.00 per month

The special assessment was approved for \$450.00 due July 1st, 2002 and September 1st, 2002. The new assessment can be split up into 10 equal payments. The Owners will inform CPM that they want this option.

**Good and Welfare:**

- CPM presented a few ideas about a web site exclusively for the Owners of the SeaWatch Condominiums. We will begin this project with the help of John Braden (unit 508).
- The train platform was settled and will be up and running by the end of June.
- Re-evaluation: The units will have a town re-evaluation over the next couple of years.
- Email addresses will be collected from the owners.
- An Owner asked what it would cost to Audit the books of the SeaWatch Condominiums

**Adjournment:** A motion to adjourn was made by 507 and it was seconded by 307.

A luncheon then ensued with Lobster Rolls and Sandwiches.