

GEORGETOWN COMMONS HOMES

MINUTES OF MEETING – June 20, 2018

**President-Donald Masecar; Vice-President- Cecile Horkheimer, Treasurer-David McDonald;
Secretary-Doretta O'Connor; Board Members-Joanne Smoyer; Julie Gusmerotti**

COMPASS: Jordan Debes & Andy Roseto

Meeting commenced @6:30 PM

BONNIE GIONTA – Insurance Presentation with handouts.

HOMEOWNERS FORUM: RESIDENTS IN ATTENDANCE # 23

John Phillips, 64 Huxley Way – Concerned with water toward home from front lawn grade.

ANS. Will be looked into.

Walter Thompson, 84 Huxley Way – What is status of drainage correction for 72-86 Huxley Way, AND when will staining begin.

ANS. Drainage work for 72-86 Huxley and for 25-39 Huxley Way are scheduled for July 25th, the Staining (73-85 Huxley and all of Beacon Hill) will begin June 21st or 22nd, starting at 73-85 Huxley.

FYI – PAVING does not have a definite date, yet.

Mary Wagner, 26 Beacon Hill – GREAT compliments on the new Flashing to prevent mold, water seepage and wood rot.

Ned & Leslie Foley, 58 Huxley Way – Question drainage and grating to improve water problems.

ANS. French drains and grating, per engineers study, are best way to try and avert the underground water and drainage.

Approval for Minutes of Board Meeting May 16, 2018,

MOTION by Cecile Horkheimer, to approve; Seconded by Julie Gusmerotti, MOTION APPROVED.

PROPERTY MANAGER'S REPORT - Andy Roseto

TREASURER'S REPORT - David McDonald "Budget on all, looks great, two (2) months into new year" No concerns at present.

FYI \$100,000.00 under budget for Paving money set aside.

Approval for Audit; with pending correction on page 4, money a plus not a minus.

MOTION by Don Masecar to Approve, Seconded by Joanne Smoyer, MOTION APPROVED.

COMMITTEE REPORTS:

New 2018-2019 Listing submitted. Cecile Horkheimer added a correction to Clubhouse. Members, also are, Julie Gusmerotti and Doretta O'Connor.

Architecture Committee - Charlie Clark. Eight (8) Variances approved. One (1) Hot Tub to be moved on a patio awaiting approval by Town of Perinton. "Hot Tubs" will be updated in the By-Laws.

A Beacon Hill resident has requested to install a Roof overhang at their entrance. This would not be visible from the roadway. This would be same specs as at #1 Beacon Hill.

A motion was requested for sliding door and confirmation that an Aluminum frame may be on outside.

MOTION by Don Masecar to Approve, Seconded by Julie Gusmerotti, MOTION APPROVED.

By-Laws Committee – JULIE Gusmerotti stated guideline ready, with tonight's addition, and will forward to Board to read and discuss for possible approval at next meeting.

Communication Committee – N/A

Clubhouse – Red Mats to be changed to DARK BROWN, two (2) chairs will be picked up this week. Former recliners will be moved to pool room. Table & four chairs will be ordered shortly and two Island carts are in process of approval. The backsplash will be picked out this week and will also be on wall to left of stove and micro. Wall to right of refrigerator will have a small cupboard will shelves underneath.

Landscape Committee – Front of Clubhouse complete, twelve OLD shrubs have been removed. Several stated how wonderful flowers and property look.

OLD BUSINESS:

Clubhouse Railings – The Iron with spindles, top mount after new cement is done.

MOTION by Don Masecar to Approve, Seconded by Cecile Horkheimer, MOTION APPROVED

Twenty-two (22) Stoops still to be done. Ten (10) to Eleven (11) will be scheduled this year. Andy is securing Bids.

NEW BUSINESS:

Double Doors into Clubhouse and into Recreation/Workout areas are rotted at bottom.

Replacement is \$1,200 - \$1,300.00 per double set. Andy would install.

MOTION by Doretta O'Connor to Approve, Seconded by Joanne Smoyer, MOTION APPROVED.

Beacon Hill residents, #16 through #28, timber for stopping point are rotted. Can this be replaced with something stronger? Will be looked at and discussed at next meeting.

POOL RULES – 5:30 to 6:30 PM “Quite Time” Striking from Rules.

Homeowners Forum:

Marilyn Lyons-Boden, 7 Dunbridge Heights, Concerned about NO maintenance at 26 Dunbridge, the Odors and questions if a rat is on premises. ANS. The area has been checked as best possible, no entrance because it is a Private Home. No odor was detected either and will monitor as possible.

Brenda Guida, 74 Huxley Way – When sidewalks and drainage work is done will shrubs and trees be maintained. ANS. If at all possible they will be left in place; if they must be removed new one will be planted.

Meeting Adjourned @8:04 PM

Respectfully submitted,

Doretta F. O'Connor

Secretary