

**GEORGETOWN COMMONS HOMES
BOARD MEETING MINUTES May 16, 2018**

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

ABSENT: David McDonald, Joanne Smoyer, Jordan Debes

COMPASS: Jordan Debes & Andy Roseto

Meeting commenced @6:31 P.M.

ELECTION OF OFFICERS FOR 2018-2019 YEAR

Donald Masecar, President; Cecile Horkheimer, Vice-President; Treasurer, David McDonald;
Secretary, Doretta O'Connor. **MOTION** by Julie Gusmerotti to approve; Seconded by Don
Masecar, **MOTION APPROVED.**

HOMEOWNERS FORUM: RESIDENTS IN ATTENDANCE - 15

Elaine Ringelstein, 6 Georgetown Ln., Sewer backup two times in three weeks. What is
planned to be done to take care of issues with old lines? Husband, Burt, stated he has been
in construction and damage could cause problems too.

Elizabeth Tricarico, 10 Georgetown Ln., sewer issue was not as severe as with neighbors, but
would like lines taken care of.

Odette Burns, 8 Georgetown Ln., brought photos & clean up invoice. Laundry sink filled to
almost overflow with sewage and sediment and splashed out to walls and floor.

Paul & Cathy Stone, 12 Georgetown Ln. Called her plumber worked two (2) hours &
determined no problem in her home. She then called another plumber who had more
equipment to assist in clearing the line. They called Town of Perinton and were advised to
NOT use water. The Engineer at Town of Perinton obtained design maps and advised all units
in one building cluster have one pipe and each units sewer goes down then out to Main
Sewer. They incurred two plumbing bills.

ANSWERED: Georgetown/Compass Lawyers have read the By-laws and all issues will be
reviewed.

Don Ballou, 25 Huxley Way, Stated, a Crab Apple Tree was lost last year, after a storm, and
would like to know if it will be replaced.

ANSWERED: Stump will be removed and will check with Landscape Chairperson (not in
attendance tonight) about planting another tree.

Pat O'Shea, 2 Huxley Way, Questioning "Georgetown Home Owner" at Huxley Way mailing
received. **ANSWERED:** Junk Mail. Also, Pat stated how busy it is getting in and out of George
town Lane. She has had two very close calls. **ANSWERED:** Yes busy, however the turning
lane cannot be widened and we all need to wait and take our time.

Approval of Minutes for Board Meeting, April 18, 2018,

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

MANAGEMENT COMPANY REPORT - Unavoidable absence, Jordan Debes. Refer to compass
financial reports.

PROPERTY MANAGER'S REPORT - Andy Roseto

Listed his MANY repairs on property, including lawn repair from trucks and snowplows. Many service calls, took damaged trees down and is also installing new cabinets and appliances in Clubhouse. Andy also has Bids and Proposals for three (3) major services and updates at Georgetown Commons. #1 PAVING, #2 CONCRETE at Clubhouse, #3 Retaining walls removal and French Drain Installations (72-86 Huxley Way & 25-39 Dunbridge Lane)
TREASURER'S REPORT - Unavoidable absence, David McDonald; refer to Compass Financials.

COMMITTEE REPORTS:

Architecture Committee - Charlie Clark, Chairperson

They have two (2) topics of address with Guidelines.

#1 HOT TUBS – One had a variance approved recently; 3 Hot Tubs at Georgetown Commons. The town does require a building permit and oversees and them inspects when installed. A variance is required to install with Manufacturer and Model and a copy of Town building Permit. The committee has concerns with noise, and if a plumbing issue happens. Only one of the three had an approval by Town of Perinton.

#2 NATURAL GAS GRILLS – A Town of Perinton Permit is also required for this installation and a variance application too.

Currently there nothing in the Guidelines and committee is requesting , By-Laws to discuss and add these topics.

By-Laws Committee –Julie Gusmerotti stated: New topics from Architecture Committee will be discussed and added to Guidelines. After a drafted copy is submitted to the Board for review and approved all Residents will receive a new book.

Communication Committee – n/a

Clubhouse – Renovation still in process and improvements are much appreciated by Residents.

Recreation & Workout Rooms – n/a

Emergency Preparedness Committee – Cecile stated: Good feedback is being received from articles in the Crier. The committee was advised by the Board to proceed with Plan for Emergency and present to Board when completed.

Landscape Committee – n/a Joanne Smoyer, out of town. Committee person, Walter Thompson & other members have planted all pots on patio, pool and in front of clubhouse. Other ground work “ in the works”

OLD BUSINESS:

- Retaining walls 25-39 Dunbridge Ln and 72-86 Huxley Way will be done by VICTOR EXCAVATING.
MOTION by Don Masecar to approve, seconded by Cecile Horkheimer, MOTION APPROVED
- Paving Huxley Way – ALL of Huxley Way and Driveways, EXCEPT 73-85 HW, will be paved.
Project to be done by DOMICELLO CONSTRUCTION.

MOTION by Don Masecar to approve ,seconded by Dan Shubmehl, MOTION APPROVED.

- Clubhouse Concrete – Steps in front of clubhouse landing and steps to pool to be redone. Project to be completed by IMAGINE CONCRETE.

MOTION BY Julie Gusmerotti to approve, seconded by Doretta O’Connor, MOTION APPROVED.

Railings for front of clubhouse to be discussed later as Concrete is a fall project.

NEW BUSINESS:

A Crosswalk sign with a heavy base is proposed for in front of Clubhouse. Andy will look into prices and purchase to put in place.

MOTION by Don Masecar to approve, Seconded by Dan Shubmehl, MOTION APPROVED.

A Presidential Plaque for the Clubhouse wall was proposed by a resident. Topic brought the possibility of putting an article in Crier for all who have served in the past. Topic to be continued at another meeting .

Homeowners Forum:

Don Ballou, 25 Huxley Way – Gutters & downspouts could last many years when hung with screws.

Andy, keeps an track of gutters & downspouts while working on property and what residents call about. IF they are not functioning replacements will be discussed.

Meeting Adjourned @ 7:30 P.M

Respectfully submitted,

Doretta F. O’Connor

Secretary