

EDGARTOWN FOREST ESTATES ASSOCIATION  
Website Minutes of the Board of Director's Meeting – July 22, 2015

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**Present:** Cris Mayhew, Presiding President; Kathleen Samways, Ira Certner, Kenny Ivory, Mary Leddy, Dorie Godfrey, Tim Dacey (via video conferencing) , Julie Russell

Cris called the meeting to order at 5:49 pm. A revised agenda was distributed.

The board approved the board meeting minutes of 6/24/15 with corrections and amendments.

**Treasurer's Report:** Ira reviewed expenses of June and July. Revenue to date is approximately \$19,000. We received a lien pay off of \$3780 and annual assessments of \$15,200. Expenses to date are approximately \$5,000.

**Maintenance Report:** Kenny presented a letter of concerns that were reviewed and to which the board responded. Kenny submitted his work plan for next month. Cris will review and send approved plan to Kenny prior to August 1.

**Covenant Violations:**

**Dodgers Hole:** The Board had a letter from EFEA lawyer sent to the owner advising about the serious nature of covenant violations occurring at his property. The owner has conferred with EFEA lawyer, who advises the Board to allow the member additional time to resolve tenancy issues with the people living in his house, and that she will follow up with the owner to ensure that he is moving forward to resolve these issues. The owner is aware that there are necessary improvements to the property for covenant compliance. No further board action at this time. Lawyer will advise.

**Dodgers Hole:** The Board has had a letter from EFEA lawyer sent to the owner advising about the multiple vehicles in disrepair in the property. Owner responded to EFEA indicating that all the vehicles are legal and that the owner is in compliance with the covenants. It appears that several cars are not registered. As requested by the attorney, EFEA Board will take pictures of the vehicles and send them to the lawyer.

**Sparrow:** Board sent a letter requesting relocation of RV on property. Board will check on compliance, i.e. has RV been relocated. Next step is to have EFEA lawyer send a letter.

**Mockingbird:** EFEA Board will have lawyer send letter requesting that the owner bring property into compliance with covenant regarding debris in yard, condition of property.

**New:** none

**Proposed Maintenance Manager Contract:** Current contracts for administrative services and maintenance services expire on August 29, 2015. The board agreed not to contract for ongoing administrative services. Services previously contracted out will be performed by the Clerk or Assistant Treasurer.

Several changes were made to the draft contract for maintenance services. It was decided to establish separate contracts for: front entrance garden maintenance, mowing and brush trimming, and general property maintenance. The specific services desired in each area were

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reviewed. The board approved the proposed property maintenance contract (7 in favor with Kenny abstaining due to current role as maintenance contractor). Julie will prepare bid. We will advertise in newspaper.

**Review of New Construction Plans:**

The board reviewed the plans for 84 Dodgers Hole Road. The board approved the plans.

**Plans for Annual Stockholders' meeting:**

**Date & time:** September 20, 4:00pm. This will need to be a special meeting as the by-laws require the annual meeting to occur between June 15 and September 15. The by-laws also state: "If such Annual Meeting is omitted on the day herein provided therefor, a Special Meeting of the Stockholders may be held in place thereof, and any business transacted or elections held at such Special Meeting shall have the same effect as if transacted or held at the Annual Meeting."

**Agenda** to include: President's report, Treasurers report, Maintenance report, election of Directors and Officers, and farewell to Mary Leddy.

**Slate of directors and officers:** Tim Dacey, Cris Mayhew, Kathleen Samways, Kenny Ivory, and Julie Russell. Treasurer: Ira Certner. Clerk: Dorie Godfrey.

Mary Leddy has resigned from the board, effective at the time of the annual meeting. The board expressed appreciation for Mary's 9 years on the board.

The notice to homeowners will be mailed with a stamped, return envelope and will be placed on the website. Voting by internet will not be used as very few members used this last year. Mailing will be done by 8/20/15.

**Next meeting:** August 26 5:45 Dorie & Ira's house.

Meeting adjourned at 7:05.

Submitted by,  
Dorie Godfrey, Clerk/Secretary