



Beacon Hill Townhomes Condominium
Council Meeting Minutes
September 25th, 2018

Location: 200 East Court

Present: Council Members, Terri Lacoff and Dorothy Hyatt

Owners: Mary Jane Mallonee, Minhaz Siddiaui

1. Called to order at 6:02
2. Reviewed minutes from July 23, 2018 Council meeting. All approved.
3. Treasurer's Report by Terri Lacoff:
 - Closed Capital One Reserve Account by transferring all money to newly established TD Bank Money Market account. Reserve was funded for the remainder of 2018. Liability Insurance was renewed with a small increase.
4. Old Business:
 - a. Maintenance, repairs updates: Unit 203 had a leak in air conditioner line, not a gutter problem, as they were inspected by John Palmer.
 - b. 213, gutter detached from downspout; downspout re-attached by Palmer. Owner also reported water leaking in dining room. Owner was advised by Terri Lacoff that the Association isn't responsible for the balcony flooring; advised Owner to inspect the balcony floor and around sliding door frame.
 - c. 212, water leak coming in the living room ceiling (owners present). Advised owner they most likely have a leak in the master bath shower.
 - d. Shutter replacement project: Ongoing according to availability of contractor. We expect completion year-end.
 - e. Violations:
 - 104, excessive weeds have been taken care
 - 234, fine issued for repeated trash container violation
5. New Business
 - a. Review 2019 Budget: Condo fee reduced to \$145. The Budget was prepared with the understanding we have surplus funds in our operating account due to prior years' surpluses.

- b. Reserve Study Update Report: Reserve is prepaid for 2019 with the \$50,000 that had been deposited in the account in 2017 for interest earning purposes.
 - c. Annual Owners Meeting: Scheduled on Oct. 30th at Brandywine Hundred Library. Notice of meeting and Budget will be sent by first-class mail to the owners.
 - d. Architectural Change Requests: None pending; 116 windows were approved.
 - e. Trash/Recycle Concern: Owner reported Palmatary was making one pick-up, thus not separating the trash from the recyclables.
6. Owners Concerns:
- East Court resident complained of barking dogs during early morning hours, but it was ruled the dog owner is not violating any rules according to the reported time she releases her dogs to her rear patio.
7. Adjournment: Meeting adjourned at 7:07.