

Special Board Meeting Minutes

25 February 2020 / 9:30 AM / Garden Cove Clubhouse

Board Attendees

John Ward, John Fenzel, Patty Allen, Paul Sicard, Dick Squeglia, Ron Penoyer, Jack Welcher

Guest

Mike Hodgdon and Averill Preman with 2 Nice Guys

Opening

1. Pledge of Allegiance
2. The Board asked for a waiver of the 48-hour notice announcing Special Board Meeting. Motion made by John Fenzel to waive, Dick Squeglia seconded. All in favor approved. None opposed.

Topic of Discussion

Kitchen Remodel

1. Introduction: The Kitchen Remodel Committee submitted a “raw” bid provide by 2 Nice Guys, Inc. Based on the information provided, the Board felt it was necessary to ascertain more information by calling a Special Meeting to discuss the Kitchen Remodel and associated costs. The Board invited the contractor, 2 Nice Guys, to discuss the “raw” bid and to ask questions, as well as encouraged shareholders to attend. Representatives for 2 Nice Guys were Mike Hodgdon and his mother, Averill Preman, and come highly recommended. This is a family-owned business with over 16 years of remodeling experience with a Better Business Bureau rating of A+.
2. The “raw” bid covered all necessary aspects to complete kitchen remodel as described and notes provided from the Kitchen Remodel Committee. However, in order to move forward with a more realistic bid, the contractor will need an engineer to provide more information with exact dimensions, elevations, and specifications. This would

entail a start-up cost of approximately \$2,500 and will also include hiring an engineer, review with the fire marshal, plan drawings and obtaining of permits needed.

3. The contractor was able to provide answers to all questions asked pertaining to the agenda. There are a few concerns that the contractor will investigate, i.e., the hot water heater, HVAC duct/ventilation, electrical and plumbing, fire sprinkler system and any other areas that may have an impact on the remodel. These concerns will be addressed with the engineer and fire marshal and reported back to Garden Cove for review.

4. In order to obtain the additional information needed to make an informative vote, the contractor will need \$2,500, start-up cost, to proceed with obtaining the engineer drawings and meet with the fire marshal. Once the information is gathered, the contractor will present a more realistic proposal to include any concerns brought up by the fire marshal and engineer. Target time is estimated 2-3 weeks for this information to be presented to the board. Motion made by Paul Sicard to proceed with the \$2,500 start-up cost. Motion seconded by John Fenzel. The board all in favor. None opposed.

5. The board may call for another special meeting, prior to the monthly board meeting that is scheduled on March 19th, 2020, provided all the requested information is obtained from the contractor. If deemed necessary, the exact date and time will be announced to the shareholders. The board believes it is necessary and prudent to make as much information available to the shareholders regarding the costs and other concerns involved with the kitchen remodel. By making as much information available, as possible, will help shareholders with making an informative vote regarding the kitchen remodel.

6. The meeting was adjourned at 11:19 am.