

ECM I Board of Directors Meeting

2/7/23 Meeting Minutes

Quorum-Bill,John,Laura,Chris,and Craig

Craig gave an update on the water leak at 200 Thames Way

the porch was enclosed after the building was originally built so we can't cover it due to being from a 3rd party contractor.

It was stated that the lighting at 200 Thames isn't enough in the breezeway and hallways outside of the units

Fire alarm went off at 3:50 am today and it was caused by a smoke detector in the meeting room

All of the smoke detectors were checked by Town Security in October

The Fire Department were able to get into the black box outside but none of the keys worked

The residents had concerns about the amount of times this is happening and lack if the Fire Department is contacted other then by the residents

Bill is having Craig get the correct key for the black box outside the Manor House

The pond leak outside the Manor House Bogan's couldn't make it today

Craig will have Bogan's out to repair this leak ASAP and in the interim a resident will put down salt to help with the ice in that area.

Treads for the walkways we will get estimates this includes Yorkshires and 602 & 604 Squire Lane

Garage Lights cannot use LED lights and aren't made in the USA. The new lights will be 1700% cheaper on the bulbs and 67% cheaper on the electricity.

The new lights are cleaner, brighter and more attractive

A security update was given that the new cameras should be installed in about 2-3 weeks

Bill stated that we are in good shape for the lawsuit

Parking by Joe's garage should be repainted due to the spaces being to tight

A better signs should be installed for Squire Lane

Trees by 604 Squire were trimmed

Lights outside the Manor House will be checked and time adjusted accordingly

ECM2 isn't paying their bills on time

we bill for cost sharing and they aren't paying for it

They want a meeting but need to pay up. We will ask them their questions and try to answer them