

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA BOARD MEETING
Saturday, May 23, 2020
Via Zoom Video Conference

The meeting was called to order at 9:05 AM

Board Members participating Brad Koehler Jim Clement, Joe Troy, Gil Frank, Mike Sposili, Rich Lockwood, David Angliss, Elizabeth Muller and Bob Brown.

Owners signed in: Mike Purdy, Donna Ware, Ted Ware, Doris Wildermuth, Bill Wildermuth, Marie Bombardier, Roger Bombardier, Deb Karl, Gary Karl, Connie Fenton, George Muller, Russ Esterline, Nancy Esterline, Carol Molino, Kent Molino, Kim Molino, Cindy Marra, Fred Marra, John Zollo, Marilyn Kelso, Bob Kelso, Ann Nobis, Brian Nobis, Sandy Vano, Jeanine Poulin, Bobbi Henry, Alice Lovely, Tom Lovely, Kathy Kavanaugh, Elizabeth Snyder and Dave Fuller.

The Meeting Minutes of January 18, 2020 were Unanimously Approved.

Committee/Officer Reports

Finance- Report attached

Insurance- *Please get Insurance binders to Mary Lockwood (Home Insurance) or Carol Molino (Boat, ATV, PWC, Golf Carts, etc.)*

Buildings and Grounds- Report attached

Please note that since the Plaza Restrooms are closed and locked the AED will remain in the stairway at the Water Plant Building as it is during the winter months. Location is marked with the AED Signage.

Community Water System- May 2020 CWS and Annual Drinking water Quality Report for 2019 Report attached

Entertainment- *ALHA Community Picnic August 01, 2020. Due to changing NYS COVID19 Guidelines, a decision will be made as we get closer to the scheduled date.*

Architectural- *Request to replace lakeside windows at Unit 21C. Previously approved via email.*

Rental- *Report attached.*

Compliance- *No report*

All Committee/Officer reports were accepted unanimously.

Old Business:

- Harbor Restoration Project- See attached report for update.

New Business:

- Roof replacement on Unit 22B will take place in June 2020. Previously approved via email.
- Roof Cap shingles will be replaced on Buildings 6, 7, 8, 22(A&C), 23 and 24. Previously approved via email.
- Right of Way Docks were modified/adjusted to accommodate the 4 boats assigned to dock at that location.

Privilege of the Floor:

Before opening Privilege of the Floor, the president reported that the Board had just received a letter from owner John Zollo dated May 21, 2020. Mr. Zollo alleges that the ALHA Board of Directors is acting illegally in connection with the Harbor Restoration Project and related assessments and claims that he is exempt from paying those assessments. He closes by stating that he will sue the Board if the Board continues with the project.

The president indicated that during Privilege of the Floor, beyond the Harbor Restoration Update Report already presented, the Board would not be able to answer further questions as there hadn't been opportunity to share the threatening letter with ALHA's D&O insurer.

One question was asked; please see the attached communication.

Mr. Zollo asked several unrelated questions about the right of way docks which the Board promised to look into.

- A question was raised by a homeowner concerning renewal of ALHA's dock permit (expires June 19, 2023). This renewal date will be noted on ALHA Meeting Agendas going forward. A maintenance dredging of the boat channel is also permitted through 2023.

The meeting was adjourned at 9:50 AM