

Colonial Village I, A Condominium

July 30, 2008 Meeting Minutes

Next Meeting: August 27, 2008

The July CVI Board meeting was convened at 7:00 PM on July 30. Present were Geoff Schwartzman, President; Neil Chritton, Vice President; Chuck Edwards, Treasurer; Michael Cardman, Director-At-Large; Lisa Martilotta, Secretary; David McPherson, Condo Manager. A couple of residents attended.

- I. Call To Order – CVI Board July 2008 meeting was called to order at 7:00pm.
- II. Homeowners Forum – No residents showed up with matters of interest.
- III. Approval of minutes – Board approved June 2008 minutes; they will be posted in hallways and on-line subsequently.
- IV. Reports of Officers
 - a. Vice President – Chritton announced that he researched the price of back-up lighting for CVI pathways as follow-on to a previous concern of a resident regarding power outages and safety. The price of back-up lighting would run about \$500 per light, including installation and equipment costs.
 - b. Treasurer – Chuck gave CVI a clean bill of health and announced we are still running a 30-day net on our bills. Regarding the tuck pointing project, Chuck said it could run CVI up to \$750,000, but a more realistic estimate for the work CVI will require would range between \$300,000 and \$500,000.
 - c. Manager – Asset income for June was about \$50,000, about \$2,000 below projection. Total income shortfall (condo fee delinquencies) was about \$3,000. Expenses for the month ran about \$73,000. No large disbursements for June.
- V. Matters for Board Review & Decision
 - a. Verizon FiOS Installation – McPherson noted we may be able to leap CVII and get FiOS installation first. The Board will give residents 30-day notice prior to installation, given that FiOS installation is mandated for all CVI residences. Board estimated we will hold Town Halls to discuss the new technological installation with residents on or about August 27 and September 9, with the aim to install FiOS beginning around September 15. **(NOTE: The target date for installation was later changed to the week beginning October 6, and the date for the second town hall meeting was changed to September 15.)**
 - b. Hauling – Thompson Hauling responded to our request that they lower their proposed fuel surcharge increase, and we settled on \$84.00 per month increase on the revised bid. Board approved this increase and contract.
- VI. Old Business
 - a. Shutters – move discussion to August meeting, given full agenda.
 - b. Mildew – 1905 Rhodes St. will need its pergo floor replaced given a past flooding incident. Board decided we are responsible for replacement and will need to address costs & replacement in near future.
 - c. Comcast – Comcast illegally installed high-speed cables at CVI, which we subsequently cut and notified Comcast that they must abide by our Condo protocol and refrain from future illegal installations.
 - d. Asbestos Project – closed as of last Thursday. Final report coming soon.

Minutes are also posted at colonialvillagei.com.

- e. Storage Bins – appearance and health of bins have significantly improved. However, 1905 storage bins smell moldy. Manager will consider remedies and circle back with Board members.
 - f. 1902 Rhodes St – exterior door allegedly broken by CoinMach (new laundry contractor). Manager will work with CoinMach to request reimbursement for damage done to door during installation.
- VII. New Business
- a. Windows – Board recognized need to tighten requirements for window replacement in order to ensure residents are abiding by Condo policy regarding conformity measures. Board discussed creation of a new regulation that clearly lays out the requirements for window replacement. Board will focus on adopting new regulation at August Board meeting.
 - b. Trees for 2009 – Landscaper Edwards alerted the Board that an additional \$2,000 may be necessary in FY2009 on top of the already-allocated \$18,000 (the FY2008 budget level) in order to deal with growing need for pruning of large trees and pest control which threatens CVI landscaping investments.
 - c. Emergency Tree Removal – The Siberian Elm in front of 1909 Key Blvd has continued to drop large limbs, and Chuck is very concerned that it represents a significant danger to life and property, particularly in light of the approaching hurricane season. Hence, between meetings, he submitted a motion to approve a bid of \$2,940 by Bartlett Tree experts to remove it. Michael Cardman and Neil Chritton voted “aye” by email, so the motion was passed.
- VIII. Establishment of Next Meeting – 7:00 pm August 27, 2008 in CVI Meeting Room, 2021 Key Blvd.