

Colonial Village I, A Condominium
Monthly Meeting Minutes
February Meeting – February 27, 2008
Next Meeting: March 26, 2008

The February CVI Board meeting was convened at approximately 7:00 PM. Four board members were present were (Geoff Schwartzman, President; Neil Chritton, Vice President; Chuck Edwards, Treasurer; Lisa Martilotta, Secretary), as well as David McPherson, Condo Manager. Two residents attended for a portion.

- 1) **January 2 meeting was called to order at 7:00pm.**
- 2) **Homeowner's Forum** – one resident mentioned his interest in seeing the empty and unfinished room in 2027 N. Key Blvd building turned into storage space; this resident also thanked the Board for its continued commitment to the Community. The other resident gave a follow-up report on an ongoing noise issue affecting her, which the Board continues to work with an eye toward resolution.
- 3) **Minutes** – The January minutes were approved, and will be posted for review on the CVI website (www.colonialvillageI.com) as well as in the residential building hallways.
- 4) **Officer's Report** –
 - A. **Vice President** – VP reported his work continues on resolving the storage bin issues regarding illegal storage, cleaner storage rooms, and overall storage area efficiency.
 - B. **Treasurer** – We are currently meeting CVI financial obligations on a 30-day cycle; we are also fully funding our reserves; and we are happy to report that CVI budget as of January reflects a positive \$25,000 balance in the operating account, thus reversing a troublesome budget situation in the last fiscal year. In order to further improve CVI's budget health, Manager McPherson reported that he will move some of our current holdings in low-yield CDs to money market accounts where the rate of return is higher.
 - C. **Manager** – (1) 1917 Rhodes St. is experiencing a water/sewer plumbing issue. Upon much discussion, the Board approved a proposal to quickly resolve the plumbing issue by allocating no more than an initial \$6,000 to scope out and treat the problem.
 - D. **Old Business** – (1) Asbestos: The engineer is expected to begin work on the asbestos abatement project mid-March (see former reports on line for more information). (2) Laundry: Installment of the new laundry equipment has been delayed until mid-March, a setback attributable to the factory's delay in shipping the equipment to our new service provider. (3) Landscape: the 2008 TrueGreen contract for CVI landscaping is fully operational and expected to deliver beautiful grounds work. The Board approved Chuck's plan for specific landscaping ideas around CVI, which will include refurbishing the courtyard of 1900 and 1906 N. Rhodes St. (4) Tuck Point Project: Following the RFP, Manager McPherson will now ask firms ETC and FEA to assess the scope of work and provide an initial assessment. The Board approved this course of action.

E. Adjournment – The general meeting adjourned, and moved into Executive Session.

Next Meeting– The March **CVI Board Meeting** will be held on **March 26, 2008 at 7:00 pm** in the CVI Meeting Room at 2021 Key Blvd.