

**COLONIAL VILLAGE I, CONDOMINIUM  
BOARD OF DIRECTORS MEETING MINUTES  
WEDNESDAY, JANUARY 28, 2009**

Attendees: Geoff Schwartzman, President  
Neil Chritton, Vice President  
Andrea Raggambi, Secretary

Others Present: Paula Covington, Interim Property Manager

Absent: Chuck Edwards, Treasurer  
Pat Bradley, Director

**APPROVED**

I. **Call to Order**

The meeting was called to order at 7:02PM by Board President, Geoff Schwartzman.

II. **Homeowner's Forum**

**Care of icy walks**

Mr. Schwartzman addressed the residents by apologizing for the slippery walks this morning as both he and management made calls to address the issue with the contractor. He assured them it is being taken care of and that they are expected to arrive early in the morning on the 29<sup>th</sup> to also clean, salt and sand the walks.

**Security Measures – External Locks**

Mr. Schwartzman provided a summary of the locks proposed for all outside doors of CV1 as posted on boards of residence pods earlier this week. A resident commented that the notice was just recently posted and another followed up with a comment about asking for minutes to go up earlier as well. Mr. Schwartzman assured residents that earlier posting of minutes will occur and discussion of the locks will roll into the following month's meeting so everyone has time to provide input.

Mr. Schwartzman cited that the proposal for the locks were reached after various considerations for resident safety were made including police contact (including a power of attorney which has now been secured), improved lighting, cameras and mirrors. Two convex mirrors have been installed in pod 1905 to see under stairway nooks and around corners however one will still be installed in 1903 as four were ordered. The locks have been presented as a final measure in attempts to secure CV1. Residents who are proponents of the lock system sighted the following reasons to move forward with the measure: increased incidents of homeless seeking shelter; adding of value to the CV1 community; increased turnover of rental residents who can distribute keys to common areas and internal home locks.

Of the 11 residents present, all agreed with the proposal in degrees ranging from overwhelming agreement to two individuals with some hesitation in regards to the inconvenience it may cause to those who are locked out (residents or visitors). The board assured residents there will be time to work out the more technical details and operating procedures for the lock system if the proposal moves forward sighting an opportunity at the next meeting to voice additional thoughts. The idea of a timed entry system, allowing residents free day into night time access, gave the board and residents less anxiety over lockouts and other access frustrations.

Two bids have been received in the amounts of \$50,000 by FedLock and also by Baldino's for over \$100,000. Another bid will be gathered before all the information is presented in more detail.

*New Master Insurance Policy*

A resident voiced frustration over her ability to receive an insurance certificate that had to go to her mortgage company after they informed her that the association's master insurance policy has changed. Management provided Peggy Barr as the contact at Alliance Insurance who could provide the certificate.

**Mr. Schwartzman asked management to notify all owner residents about the new master insurance policy in place in the event others also need to provide this information to their mortgage companies.**

*Recirculation Lines Project*

A resident asked for an update on the recirculation project. Mr. Schwartzman relayed that the board is in the process of hiring an engineering company to manage the process and assured the resident that once in place the process should take very little time and be of little disturbance to residents. The timeline for commencement of the project is expected this spring.

*Feeding of Animals and Cleaning Crew Cart*

A resident asked that signs be posted to discourage the feeding of animals as it is contributing to a growing rat problem in the Villages. The resident noted a reoccurring problem at 2021 Key Blvd. The same resident asked that the cleaning company stop storing their cleaning cart outside the rear basement door of the 2000 Key Blvd courtyard.

**Mr. Schwartzman asked management to inform all residents by posted notice in the hallways that feeding of animals in Colonial Village was not permitted. Management was also instructed to inform the cleaning company that they must store their cart each day in the meeting room at 2019 Key Blvd.**

**III. Reading and Approval of Minutes**

**The board unanimously approved to accept the January 7<sup>th</sup> Minutes as written.**

**IV. Reports of Officers**

Vice President – Mr. Chritton commented he will help with collection and management of the external security lock bids and the process.

**President – Mr. Schwartzman, on behalf of the Treasurer, proposed a motion to approve payment to Fed Lock in the amount of \$2,800 for those locks that were damaged due to forced entry during Fios installation. The Motion was seconded and unanimously approved.**

**V. Management Report**

2007 Audit – Management followed up with the audit firm however the most recent one was not sent. The issue may be late delivery of materials to firm. Management will follow up again.

Power Cabinet – A bid was received for \$2,095. The board decided to wait on moving forward with the bid based on hiring of a new engineer that might be able to build one.

**VI. Matters for Board Review and Decision**

**All matters were reviewed in the resident's forum or and the board agreed to postpone the rest for action at next meeting.**

**VII. Old Business**

Updates to Resident Handbook – No updates have been made.

**VIII. New Business**

- a. Big Ditch/Dig at the end of Rhodes
- b. Distressed wall in last building on Rhodes. The board discussed recouping costs for the damage from All Plumbing.

The next Board Meeting will be held on Wednesday, February 25, 2009 at 7:00PM.

The meeting was adjourned at 8:47 to enter into Executive Session.