

COLONIAL VILLAGE I, A CONDOMINIUM
BOARD OF DIRECTOR'S MEETING
WEDNESDAY, JULY 28, 2010

APPROVED

Members Present: Geoff Schwartzman, President
Neil Chritton, Vice President
Chuck Edwards, Treasurer

Absent: Andrea Raggambi, Secretary
Michael Cardman, Director

In Attendance: Peter Freedman, General Manager
Sonya Rainey, Recording Secretary
1 Resident

I. **Call to Order**

The meeting was called to order at 7:06 pm by President, Geoff Schwartzman.

II. **Resident's Forum**

No comments from residents in attendance.

III. **Reading and Approval of Minutes**

A Motion was made by Mr. Schwartzman, seconded by Mr. Edwards, to approve the June Meeting Minutes as written. The Motion was carried unanimously.

IV. **Reports of Officers or Committees**

President - Mr. Schwartzman reported that on August 10th, all Board Presidents of Colonial Villages I, II, and III are scheduled to meet as part of an agreement that exists between the sister Villages to discuss management matters. He also stated that on the same evening, there will be a meeting with the management of Colonial Village Apartments to discuss the expansion plans for their renovation project.

Vice President – Mr. Chritton reported on the status of the door lock label project, storage rooms organization project and the parking lot restriping project.

Treasurer - Mr. Edwards reported that invoices are being processed and paid in a timely manner and that he will be meeting with Management within the next week in preparation for the budget process and to discuss remaining money left over from the 2010 budget.

V. Management Report

Informational Items

Management stated that the budget process would commence in August, and would examine reserve spending and other areas of the budget before presenting a draft to the Treasurer. He also confirmed that this was the first month that all invoices were paid within 30 days, and there were no outstanding invoices other than a matter pending with questions/issues.

Management noted the Board's serious concern that the insurance adjusters had not made a decision yet on the pending insurance claim for the sewer work that was done at 1917 Rhodes, and has already solicited the assistance of the Association's insurance agent.

VI. Unfinished Business

1917 Rhodes St. Foundation Wall Project Insurance Update – Management has been in contact with the insurance adjuster who states that he has solicited more assistance from his company to review all of the many documents regarding this matter but to-date doesn't have a decision to report.

Key Fob Update – Management transferred all of the data into the new system and while the system updates quicker and there are fewer lockouts, a minimal number of lockouts are still being reported.

Parking Lot Striping – Management reported that re-stripping of the parking lot lines is 99% completed.

VII. New Business

- A draft of the 2008 CVI Handbook with revisions as submitted to the Board members and Management is still being reviewed by Management.
- Management was tasked with adding door inspections to their monthly inspection of common areas.
- Management was tasked with informing Advanced Cleaning to clean the bricks surrounding the brass address plates.
- Management was tasked with checking the fan in the laundry and trash rooms of 1801 Key for a reported burning smell.
- A Motion was made by Mr. Chritton to have Management negotiate a multi-year cleaning contract with the current contractor. The Motion was seconded by Mr. Schwartzman, and carried unanimously.

Renovation Requests (Structural)

A Motion was made by Mr. Schwartzman to approve an owner's structural renovation request for 1813 Key Boulevard, #542. The Motion was seconded by Mr. Edwards and carried unanimously.

A Motion was made by Mr. Schwartzman to approve an owner's structural renovation request for 1911 Key Boulevard, #559. The Motion was seconded by Mr. Chritton and carried unanimously.

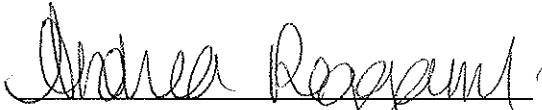
The next meeting is scheduled for Wednesday, August 25, 2010 at 7:00 pm.

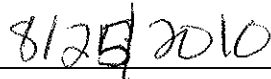
With no further business to discuss, a Motion was made by Mr. Schwartzman to adjourn the meeting at 8:47pm. The Motion was seconded by Mr. Edwards, and carried unanimously.

Respectfully Submitted by:

Sonya Rainey, Recording Secretary

Approved by:


Andrea Raggambi, Secretary


Date