

Colonial Village I, A Condominium

Monthly Meeting Minutes

June MEETING held June 25, 2008

Next Meeting: July 30, 2008

The June CVI Board meeting was convened at approximately 7:00 PM. Present were five board members (Geoff Schwartzman, President; Neil Chritton, Vice President; Chuck Edwards, Treasurer; Michael Cardman, Director-At-Large; and Lisa Martilotta, Secretary), and David McPherson, Condo Manager. A few CVI residents attended.

- 1) **Call to Order** – June 25 meeting called to order at 7:00pm.
- 2) **Homeowner's Forum** – A Resident requested Board's follow-up on the issue of relocating two signs. Another resident raised concern regarding recent power outages due to inclement weather and the related sense of physical insecurity due to lack of lit walkways. The Board addressed another resident's concern that she had not seen the last month's minutes posted and committed to ensuring the timely posting of meeting minutes.
- 3) **Minutes** – The Board agreed to approve the May minutes via email; they will subsequently 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 that 8 residents attended the Town Hall meeting on the Asbestos Abatement project. He also reported that weather permitting, the contractors (ACM) are planning to finish project by September 1. In the event of inclement weather, VP assured Board that the electrically-operated vents of the Asbestos system are equipped with a reliable back-up. The Board agreed to post ACM's Asbestos presentation on the CVI website so that all interested residents can readily access and read about the project's elements.
 - B. **Treasurer** – No questionable expenses and overall outlook is positive with a 30-day net on all CVI bills.
 - C. **Manager** – (1) Regarding the water meter malfunction that we have previously reported on, the subcontractor denied CVI's request for reimbursement for its repair, contrary to what the County told CVI was possible. Board agreed to write a letter to the County requesting reimbursement from the County since: (A) the meter is physically located on County property, and (B) CVI is not a party to the contract between the County and the contractor. This is clearly the County's responsibility, not CVI's. (2) The Board approved for Manager to authorize a deal with Thompson Hauling such that the price increase for Thompson's services will be no higher than \$200 for all three villages combined, a compromise from the company's initially fuel-inflation request. Price increase reflects recent hike in fuel prices. (3) Manager will send letter to County requesting testing of water leaking from broken pipe on 1917 Rhodes St. which Board believes is County property.
- 5) **Old Business**

- a) Landscaping – Chuck reported that he will need a budget increase for tree pruning due to the uncharacteristically rough weather this summer season. Huge hickory limbs and Siberian Elms threaten the physical infrastructure of CVI property and need to be professionally handled and removed. Chuck recommends Bartlett Service and will take the necessary funding only from the emergency fund.
- b) Asbestos – Project has begun successfully. Note to residents thanking you for your patience with the tight parking situation.
- c) Verizon – The Board approved a rolling-basis approach for installation of FiOS in CVI in order to expedite installation as CVII project wraps up. CVII on target to finish by late August.
- d) Tuck Point – Manager McPherson reported that contract is finalized with Thomas Downing on the Tuck Point project. Board decided that in order to maintain the physical historical integrity of CVI that all vents and grates must be historic in appearance.

6) New Business

- a) Replacement of Shutters – Board approved \$6,000 for the replacement or repair and painting of all CVI shutters in order to improve our buildings appearance by making all shutters uniform.
- b) Recirculation Lines – Hot water recirculation lines are copper and breaking as a result of age and material composition. VP proposed that Manager McPherson seeks bids for the replacement of lines, and Board approved the motion.
- c) Asphalt Path near 1900 Rhodes St – path is breaking due to large tree root and presents a walkway challenge. VP requested we put out a request for proposals and fix the breakage to restore the safety of the walkway as soon as possible, and Board approved the motion.
- d) Finances: Reserve Study – 2007 Reserve Study was flawed and therefore not setting the proper financial path for the Board to operate. VP requested Board approve \$500 expense to hire a professional expert to redo the spreadsheet study, and Board approved the motion recognizing the value in this exercise for long-term financial stability.

7) Adjournment

- a) The general meeting adjourned, and moved into Executive Session.

Next Meeting – The July **CVI Board Meeting** will be held on Wednesday, **July 30, 2008 at 7:00 pm** in the CVI Meeting Room at 2021 Key Blvd.

