

**COLONIAL VILLAGE I, A CONDOMINIUM  
BOARD OF DIRECTOR'S MEETING  
WEDNESDAY, JUNE 23, 2010**

**APPROVED**

Members Present: Neil Chritton, Vice President  
Chuck Edwards, Treasurer  
Andrea Raggambi, Secretary  
Michael Cardman, Director

Absent: Geoff Schwartzman, President

In Attendance: Peter Freedman, General Manager  
1 Resident

I. **Call to Order**

The meeting was called to order at 7:01 pm by Treasurer, Chuck Edwards.

II. **Resident's Forum**

No comments from residents in attendance.

III. **Reading and Approval of Minutes**

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

IV. **Reports of Officers or Committees**

Landscape Chair, Chuck Edwards, reported that a new tree was planted at 1901 Rhodes Street to replace the one that had to be removed. In addition, over \$2,000 was saved in recent landscaping work done by Sommerset. Mr. Edwards also commented on updates that are being made to the policies and regulations on the website and that inconsistencies in the handbook are being updated. Mr. Edwards requested some help to author all the updates.

Mr. Chritton reported that the labels for the top of the door locks are ready and will be put on soon.

V. **Management Report**

No action items were presented

VI. **Unfinished Business**

**1917 Rhodes St. Foundation Wall Project Insurance Update** – Management sent an email to the insurance company requesting an updated and increased amount due to the association based on a complete audit of invoices attributed to this project.

**Key Fob Update** – Management has all the hardware and software necessary to transfer all the new information to the new system for the locks. Management estimates it will take a while to enter all of the data, and anticipates the new system will be easier to manage.

**Parking Lot Striping** – Management reported that the maintenance engineer will perform a test to paint the parking lot lines with a striping machine and will provide an update if this method can be used for the entire parking lot.

VII. **New Business**

**Smell in Trash Room and Laundry Room** - Mr. Cardman brought up a recurring yet pungent smell in the trashroom as well as a smell of sewage in the Laundry Room at 1902 Rhodes Street. Management was tasked with finding a solution to alleviate the odors.

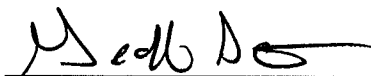
The next meeting is scheduled for Wednesday, July 28, 2010 at 7:00 pm.

With no further business to discuss, a Motion was made by Ms. Raggambi to adjourn the meeting at 7:57pm. The Motion was seconded by Mr. Edwards, and carried unanimously.

Respectfully Submitted by:

Andrea Raggambi, Secretary

Approved by:



Geoff Schwartzman, President



Date