

COLONIAL VILLAGE I, a CONDOMINIUM  
**BOARD OF DIRECTOR'S MEETING**  
WEDNESDAY, MARCH 24, 2010

APPROVED

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

Absent: Andrea Raggambi, Secretary

In Attendance: Peter Freedman, General Manager  
Sonya Rainey, Recording Secretary  
2 Residents

I. **Call to Order**

The meeting was called to order at 7:03 pm by Vice President, Neil Chritton.

II. **Resident's Forum**

An owner thanked the Board and Management for the first volume of the CVI newsletter distributed in March.

A new owner introduced herself to the Board and submitted a letter seeking approval for kitchen and bath renovation repairs.

III. **Reading and Approval of Minutes**

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

IV. **Reports of Officers**

No Reports.

IV. **Management Report**

**Financial Report** – Mr. Freedman suggested that the Board consider cashing a \$100,000 Certificate of Deposit, place some of the money into the operating account and the remainder into a Money Market account.

*Motion was made by Mr. Chritton to cash in the CD contingent upon Management's disclosure of the penalty for early termination; an evote would be conducted directing Management to proceed with the transaction. The Motion was seconded by Mr. Schwartzman, and carried unanimously.*

**Foundation Wall Update** – Mr. Freedman reported that the entire project to include the brick and masonry work on the exterior of the 1917 Rhodes Street building, and soil fill

near the sidewalk where the County's water main break occurred in February is scheduled to be completed by the end of March. Mr. Freedman also reported that prior to sending the 2<sup>nd</sup> letter to the insurance adjuster detailing a timeline of the events surrounding the project, he would forward it to counsel for review.

**Key Fob Update** – Mr. Freedman stated that various programming and software issues remain a challenge. The manufacturer was scheduled for a property visit on March 23<sup>rd</sup> to evaluate the reported issues.

V. **Unfinished Business**

**Door Painting** - *A Motion was made by Mr. Schwartzman, seconded by Mr. Edwards to approve a contract in the amount of \$4,900 to paint the exterior doors that required painting as a result of the new lock hardware recently installed. The Motion was carried unanimously.*

VI. **New Business**

**Renovation Requests**

*A Motion was made by Mr. Chritton, to affirm Board votes previously conducted by email to approve the following resident's requests for renovations/improvements (unanimously carried):*

<b>Susan Craig</b>	<b>1903 N. Key #544</b>	<b>Kitchen/Bath Renovation</b>
<b>Peter Tsantes</b>	<b>1805 N. Key #514</b>	<b>Exterior Modification</b>
<b>Kristina Hill</b>	<b>2021 N. Key #621</b>	<b>Bath Renovation</b>
<b>Steve Mikkelson</b>	<b>1911 N. Key #564</b>	<b>Kitchen/bath Renovation</b>

**Window Cleaning** – It was the Board's consensus to defer the spring window cleaning project and reconsider a timeframe after the tuckpointing project commences.

**Carpet Cleaning** – It was the Board's consensus to defer the spring carpet cleaning project and reconsider a timeframe after the tuckpointing project commences.

**Utility Box** – It was the Board's consensus to task Management with having the maintenance engineer build a new electrical meter housing behind 1811 N Key Boulevard.

***A Motion was made by Ms. Schwartzman, seconded by Mr. Chritton to approve a proposal, with noted revisions, from Bartlett Tree Experts for tree pruning and other work necessitated as a result of the snow storm which damaged trees throughout the property. The approval will be contingent upon the status of the Association's operating funds, and the General Manager's discretion on the timeframe for the commencement of the work. The Motion was carried unanimously.***


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

With no further business to discuss, a Motion was made by Mr. Schwartzman to adjourn the meeting at 8:18 pm. The Motion was seconded by Mr. Edwards, and carried unanimously.

Respectfully Submitted by:

Sonya Rainey, Recording Secretary

Approved by:



Geoff Schwartzman, President

4/28/2010  
Date