

**COLONIAL VILLAGE I, A CONDOMINIUM
BOARD OF DIRECTOR'S MEETING
WEDNESDAY, NOVEMBER 22, 2010**

Members Present: Geoff Schwartzman, President
Chuck Edwards, Treasurer
Neil Chritton, Vice Treasurer
Andrea Raggambi, Secretary
Susan Craig, Director

Members Absent: Austin Wiehe, Vice President
Michael Cardman, Director

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

I. **Call to Order**

The meeting was called to order at 7:00 pm by President, Geoff Schwartzman.

II. **Resident's Forum**

III. **Reading and Approval of Minutes**

MOTION *A Motion was made by Ms. Raggambi, and seconded by Ms. Craig to approve the October Meeting Minutes as written. The Motion was carried unanimously.*

IV. **Reports of Officers**

Newsletter – Mr. Edwards reported that the Committee's goal was to have a Winter newsletter prepared for distribution by the end of January 2011 and asked that members submit ideas for articles.

V. **Management Report**

Organizational Vote – Management recommended an adjustment to the organization of the Board officers.

MOTION *Mr. Schwartzman Motioned that Mr. Chritton would serve as a second Vice President and Susan Craig would serve as Vice Treasurer. The Motion was seconded by Ms. Craig, and carried unanimously.*

Holiday Party

MOTION *Mr. Schwartzman Motioned to authorize \$250 towards the annual Colonial Villages holiday party expenses. The Motion was seconded by Mr. Edwards, and carried unanimously.*

All approved Meeting Minutes are available for viewing on the community's website at
ColonialVillagei.com.

Financial Report - Management summarized the financial variance report explaining surpluses, and items overbudgeted and underbudgeted along with reserve expenses for the month.

Insurance Resolution – Management recommended to the Board that they consider changing the language in their resolution defining who pays deductibles during casualty losses.

MOTION *Mr. Schwartzman Motioned to have the language amended in the Association's insurance resolution to reflect that the responsible party is to pay the deductible for casualty loss damage. The Motion was seconded by Ms. Craig, and carried unanimously.*

VI. **Unfinished Business**

Comcast Contract

MOTION *Mr. Schwartzman Motioned Comcast's Cable Service Agreement contingent upon Comcast repairing any cable boxes on the property in disrepair. The Motion was seconded by Ms. Raggambi, and carried unanimously.*

Tuckpointing Update

MOTION *Mr. Edwards Motioned to approve the authorization of \$60,000 in additional funds to complete lintel repairs as part of the ongoing tuckpointing project. The Motion was seconded by Mr. Chritton, and carried unanimously.*

VII. **New Business**

Fire Suppression System

MOTION *As required by the Association's insurance company, Management obtained a proposal to have all sprinklers tested. Mr. Edwards Motioned to approve a contract with Simplex Grinnell in the amount of \$5,450 to perform testing of the water sprinklers and install necessary equipment. The Motion was seconded by Mr. Schwartzman and carried unanimously.*

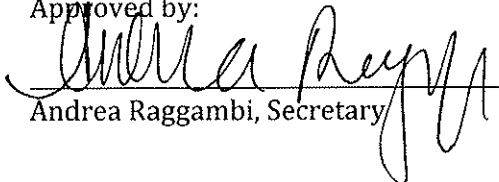
The next meeting is scheduled for Monday, January 26, 2011 at 7:00 pm.

MOTION *With no further business to discuss, Mr. Schwartzman Motioned to adjourn the meeting at 8:30 pm to enter into Executive Session.. The Motion was seconded by Mr. Chritton, and carried unanimously.*

Respectfully Submitted by:

Sonya Rainey, Recording Secretary

Approved by:


Andrea Raggambi, Secretary

1/26/11
Date