

**COLONIAL VILLAGE I, A CONDOMINIUM  
BOARD OF DIRECTOR'S MEETING  
WEDNESDAY, OCTOBER 6, 2010**

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

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

I. **Call to Order**

The meeting was called to order at 9:10 pm by President, Geoff Schwartzman.

II. **Resident's Forum**

III. **Reading and Approval of Minutes**

*A Motion was made by Mr. Edwards, seconded by Ms. Raggambi, to approve the September Meeting Minutes as written. The Motion was carried unanimously.*

IV. **Reports of Officers**

V. **Management Report**

**2011 Budget Information**

Management agreed to provide the Board with a powerpoint presentation in November detailing reserve figure recommendations for 2011.

VI. **New Business**

**Organizational Vote**

Mr. Edwards Motioned that Geoff Schwartzman remain as President. The Motion was seconded by Mr. Wiehe, and carried unanimously.

Mr. Wiehe Motioned that he become Vice President. The Motion was seconded by Ms. Raggambi, and carried unanimously.

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Mr. Edwards Motioned to remain as Treasurer. The Motion was seconded by Ms. Raggambi, and carried unanimously.

Mr. Chritton Motioned to become Vice Treasurer. The Motion was seconded by Mr. Edwards, and carried unanimously.

Mr. Schwartzman Motioned that Ms. Raggambi remain as Secretary. The Motion was seconded by Mr. Cardman, and carried unanimously.

It was the Board's consensus that the remaining two members, Michael Cardman and Susan Craig hold the positions of Directors.

**2011 Budget**

Mr. Cardman Motioned to adopt the 2011 Proposed Budget as presented with a 5% increase. The Motion was seconded by Mr. Edwards, and carried unanimously.

VII. **Unfinished Business**

**CVI Handbook**

Mr. Schwartzman Motioned to adopt the CVI Handbook as presented. Mr. Edwards amended the Motion to adopt the CVI Handbook contingent upon Management's routine edits and minor revisions and/or clarifications. The Motion was seconded by Schwartzman, and carried unanimously.

VIII. **New Business**

FHA Certification

Mr. Edwards Motioned to approve Management's recommendation to move forward with the process required to have the Association FHA Certified. The Motion was seconded by Mr. Cardman, and carried unanimously.

Snow Contract

Mr. Schwartzman Motioned to accept Somerset's snow contract pending an addendum prepared by Management with additional requirements of the vendor. The Motion was seconded by Mr. Chritton and carried unanimously.

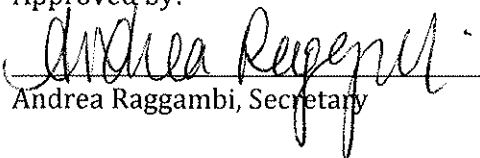
*The next meeting is scheduled for Monday, November 22, 2010 at 7:00 pm.*

With no further business to discuss, Mr. Schwartzman Motioned to adjourn the meeting at 10:27 pm. The Motion was seconded by Mr. Chritton, and carried unanimously.

Respectfully Submitted by:

Sonya Rainey, Recording Secretary

Approved by:

  
Andrea Raggambi, Secretary

11/22/2010  
Date

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