

**COLONIAL VILLAGE I, A CONDOMINIUM
BOARD OF DIRECTOR'S MEETING
WEDNESDAY, SEPTEMBER 22, 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 7:05 pm by President, Geoff Schwartzman.

II. **Resident's Forum**

III. **Reading and Approval of Minutes**

A Motion was made by Mr. Schwartzman, seconded by Mr. Chritton, to approve the August Meeting Minutes as written. The Motion was carried unanimously.

IV. **Reports of Officers or Committees**

Landscape

Mr. Edwards reported that two trees were donated to the Association; an Elm to replace one damaged at 1917 Rhodes, and a Pin Oak was installed near the rear parking lot to match two others. Both of these trees are valued at approximately \$845.

V. **Management Report**

2011 Proposed Budget

Management discussed various line items of the budget, pointing out new categories and adjusted numbers, and reserve expenditures. The Board is expected to consider and adopt the budget at the October annual meeting.

Tuckpointing Evaluation

Mr. Edwards Motioned to give Management authority to negotiate a tuckpointing contract for the north side of 1903 – 2005 Key Boulevard at an amount not to exceed \$120,000. The Motion was seconded by Mr. Chritton and carried unanimously. The Motion was amended by Mr. Edwards to include Management's solicitation of a contract to repair the roof at 1903 Key

Boulevard to be included in the same amount of \$120,000. The Motion was seconded by Mr. Chritton and carried unanimously.

VI. **Unfinished Business**

Resident Handbook

It was the Board's consensus to defer reviewing revisions for the Handbook until the October meeting.

Colonial Village Apartments Renovation

The Board of Directors sent a letter of support to Wesley Housing Corporation for the planned renovations to the apartments.

Annual Meeting

The 2011 proposed budget will be presented to owners before adoption by the Board. All candidates will receive a copy of the proposed budget for consideration at the organization meeting following the Annual Meeting.

VII. **New Business**

Management informed the Board that the 2nd date for parking restripping was approaching and that Management had been in constant communication with the County to ensure the residents were notified of the dates and locations of where they could relocate their cars on September 29th.

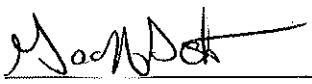
The next meeting date following the Annual Meeting of October 6, 2010 is scheduled for Monday, November 22, 2010 at 7:00 pm.

With no further business to discuss, Mr. Schwartzman Motioned to adjourn the meeting at 8:32 pm. The Motion was seconded by Mr. Chritton, and carried unanimously.

Respectfully Submitted by:

Sonya Rainey, Recording Secretary

Approved by:



Geoff Schwartzman, President

10-6-10
Date