

COLONIAL VILLAGE I, a CONDOMINIUM
BOARD OF DIRECTOR'S MEETING
WEDNESDAY, OCTOBER 28, 2009

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

In Attendance: Shelly Marshall, Interim Manager, Legum & Norman, Inc.
Sonya Rainey, Assistant Property Manager
6 Residents

I. **Call to Order**

The meeting was called to order at 7:05 pm by Board President, Geoff Schwartzman.

II. **Resident's Forum**

It was reported that the key fob and lock installations target date is November 7, 2009.

III. **Reading and Approval Of Minutes**

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

V. **Reports of Officers**

Treasurer

On the current 2009 budget: A current deficit of \$66,000 is shown. Of that, \$46,000 should be re-classified to reserves, which will bring down the operating deficit to \$20,000.

A Motion was made by Mr. Cardman to adopt the 2010 budget as presented. The Motion was seconded by Mr. Chritton and carried unanimously.

A Motion was made by Mr. Edwards to approve a special assessment in the amount of \$106,000. This averages \$500 per unit, with one-half due December 1st and the 2nd half due January 1st. The special assessment is necessitated by the costs of the foundation repair at 1917 Rhodes St.

VI. **Unfinished Business**

It was the Board's consensus to consider an insurance resolution at the November meeting.

VII. **New Business**

Management was tasked with soliciting snow removal bids.

A Motion was made by Mr. Schwartzman, seconded by Mr. Edwards and carried unanimously to approve additional funds up to \$10,000 be used in connection with Titan Construction and the 1917 foundation wall project.

Requests for Renovations

Cox 1813 Key

Kitchen renovations Motioned by Schwartzman, 2nd by Edwards, Unanimous

Walker – 1905 Rhodes

Window Replacements Motioned by Schwartzman, 2nd by Edwards, Unanimous

Sims – 2005 Key

Bathroom Renovations Motioned by Cardman, 2nd by Schwartzman, Unanimous

The next meeting, is scheduled for Wednesday, December 2, 2009 at 7:00.

With no further business to discuss, a Motion was made by Mr. Schwartzman to adjourn the meeting at 9:35 pm. The Motion was seconded by Mr. Chritton, and carried unanimously.

Respectfully Submitted by:

Sonya Rainey, Recording Secretary

November 18, 2009

Approved by:

Andrea Raggambi, Secretary