

COLONIAL VILLAGE I, a CONDOMINIUM
BOARD OF DIRECTOR'S MEETING
WEDNESDAY, DECEMBER 2, 2009

APPROVED

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

Members Absent: Andrea Raggambi, Secretary

In Attendance: Peter Freedman, General Manager, Legum & Norman, Inc.
Sonya Rainey, Recording Secretary
CFR Engineer, Didier Follain-Grissel

I. **Call to Order**

The meeting was called to order at 7:08 pm by Board President, Geoff Schwartzman.

II. **Resident's Forum**

No comments from residents in attendance.

III. **Reading and Approval Of Minutes**

Motion was made by Mr. Schwartzman, seconded by Mr. Cardman to approve the October Meeting Minutes as written. The Motion was carried unanimously. *(Mr. Edwards was not in attendance during this portion of the meeting.)*

V. **Reports of Officers**

Vice President

Mr. Chritton reported on the progress of the key fob project and mentioned that knox boxes would be installed on the wooden address sign posts, Management would be coordinating the fire department's approval of the boxes, and lockbox locations throughout the property would be identified.

Motion was made by Mr. Schwartzman, seconded by Mr. Chritton authorizing Management to purchase an additional lock for 1911 Key Boulevard. The Motion was carried unanimously. *(Mr. Edwards was not in attendance during this portion of the meeting.)*

Management was tasked with having maintenance touch up the paint around the lock hardware when weather permits and soliciting bids in the spring for repainting the doors.

VI. **Unfinished Business**

Foundation Wall Update – Management reported that since the manhole repairs had been made, effluent water was continuing to flow.

Recirculation Lines – CFR Engineer, Didier Follain-Grissel reported that recirculation line shields (approximately 100) were not placed on all of the pipes that were previously replaced by Jed Contracting because some of the areas were in hard to reach areas. He explained what the long term effects would be without the shields, and agreed to survey all sanitary pipes throughout the property to identify any problems, and provide a proposal for the Board's consideration in March 2010.

VII. **New Business**

2010 Landscape Contract - A Motion was made by Mr. Schwartzman, seconded by Mr. Chritton and carried unanimously to approve the Somerset Landscaping contract with adding "weeding and debris cleanup" to the language. The Motion was carried unanimously.

2009/2010 Snow Removal Contract – A Motion was made by Mr. Schwartzman, seconded by Mr. Cardman and carried unanimously to approve the Somerset Landscaping contract with Management's recommended revisions. The Motion was carried unanimously.

Insurance Resolution – A Motion was made by Mr. Schwartzman, seconded by Mr. Cardman to approve the Insurance Regulatory Resolution as written. The Motion was carried unanimously.

Window Replacement Resolution - - A Motion was made by Mr. Schwartzman, seconded by Mr. Cardman to approve revisions to the Window Replacement Resolution previously approved in June 2009. The Motion was carried unanimously.

Requests for Renovations

Spencer - 1910 Rhodes

Window Installation Motioned by Schwartzman, 2nd by Chritton, Unanimous

The next meeting, is scheduled for Wednesday, January 27, 2010 at 7:00.

With no further business to discuss, a Motion was made by Mr. Schwartzman to adjourn the meeting at 9:14 pm. The Motion was seconded by Mr. Chritton, and carried unanimously.

Respectfully Submitted by:

Sonya Rainey, Recording Secretary

Approved by:

Andrea Raggambi, Secretary

Date