

OLDE CANAL VILLAGE CONDO TRUST
MINUTES OF CONDO TRUSTEE BOARD MEETING
May 14, 2015

The meeting was opened by Andy Habe at 9:00 A.M..

Members of the board present: Andy Habe, Roger Lange, Romeo Berthiaume, Marianne Williams, Jim Hayden

Andy reported on the meeting held on May 13, 2015 with Romeo and Bill Oncay. He said the Mr. Oncay will program the election website to accommodate three candidates if it is needed. If there are more than two candidates, then a quorum of villagers must vote, that is, 50.1 % of the eligible voters must vote. With three running, whoever gets the most votes wins as long as the quorum votes.

Paper ballots will be passed out on May 24 to those who do not have a computer or an email address. Residents who receive a paper ballot will be advised to be sure their Beneficial Interest number is on ballot when the ballot is turned in. If the Beneficial Interest is not on the ballot, the ballot will not be counted. **DO NOT PUT YOUR NAME ON THE BALLOT< JUST THE BENEFICIAL INTEREST NUMBER.**

Andy then passed out material related to the Job Description of a Chairman as well as a Resolution passed in September of 2008 that explains the compensation payment to trustees for their work as managers.

1. The cash flow report was discussed and approved. The bill payment form was approved and signed.
2. There are no outstanding Communication Forms.
3. See above election report.
4. Homeowner repairs.
 - a. Jim reported that Superior Roofing inspected seven roofs to see if there is any damage to the roofs from the ice dams. He received one quote for repair of 21-23 Nature View Drive but he will get a second quote.
 - b. Gas Vent signs on hold.
 - c. Shed Drive- Roger has two quotes: one for \$2100 with parking area and the other for \$2850 without parking area. The board will decide in July what direction it will take in constructing this drive.
 - d. Dowding is finished with the repair work. Marianne will send him a check for the amount due him minus the amount Romeo will spend for replacement of shrubs. Dowding did a great job of seeding the areas of the lawn damaged by the plow as well as some spots the plow did not damage.
 - e. Karen E. Carroll is the new resident at 41 NVD. Welcome.
 - f. Marianne will give the financial report at the June meeting.

g. House washing- Dave has been washing the siding of the condos from 7-9 and then from 5-8, but these few hours will not allow him to complete the job on time. Roger will work with Dave to try to increase the hours.

Cracks in the street- Roger has been in communication with LaFleur to repair the cracks in the streets and the drives caused by the severe winter of 2015. He reported that all the asphalt will be air-pressure cleaned, reroute the cracks, kill and remove any grass or weeds growing in the cracks. The proposal for this work is \$2925. The repair of the five drains that have dropped down into the roadway will cost \$3450.

The board is aware of the high cost of repairing the condo structures and the roads and drives damaged by the snow and extremely low temperatures we experienced this past winter. The board is trying to correct these damages with a minimal amount of cost but it must be done correctly and that is what is bringing up the price of repairs.

5. Open items-

a. The teams will be reevaluated in July to accommodate the newly elected trustee.

b. Marianne submitted a comparison of charges by electric companies for resident information. It is attached with these minutes.

c. Marianne reported on the NatlGrid MASSSAVES program. A representative of RISE Engineering came to the complex and inspected the homes of Lange and Garvey. He was interested in the lighting fixtures in the homes. Natl Grid is going to send a packet of information to each homeowner explaining the new bulbs available that will give more light at a cheaper cost. The homeowner will be asked to indicate, on an order form, which bulbs he/she would like and, after sending in the order form, NatlGrid will send the requested bulbs **free of charge** and they will send someone to install them for the homeowner. Marianne is waiting to hear from the representative for the gas side of NatlGrid who will be looking at the insulation in the attic. Residents who have heating problems will be able to have corrections made with NatlGrid paying 75% Of the cost of the repair.

Romeo instructed the board to forgo the compensation he received last year (\$810) for trimming the shrubs because of the amount of money we must spend to repair the winter damage. He asked the landscaper for a quote to trim the shrubs and was given the price of \$4200.

Roger reported that some of the bulkheads are peeling. He will look into the matter. He also asks any resident who wants their front door repainted to send a communication form.

Marianne told the board of the generosity of Don Goteke who donated the geraniums that are in front of the clubhouse and the sign. .

Meeting adjourned at 11:30 A.M.

Respectfully submitted by Marianne Williams

