

OLDE CANAL VILLAGE CONDO TRUST
MINUTES OF CONDO TRUSTEE RESIDENTS MEETING
June 9, 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,

Member of the Board not present: Jim Hayden

23 residents attended the first biannual residents meeting of 2015.

Andy welcomed all and introduced our newest resident, Karen Carroll.

Andy then introduced Romeo, the election coordinator, and thanked him for all his hard work. Romeo announced the winner of the election, Peter Garvey of Olde Canal Way. He thanked Bob Crotty for participating in the election and reminded him that there will be another election next year with hopes that Bob will again try for a position on the board.

Peter thanked everyone for their support and will work to continue the low cost of living in OCV.

1. Marianne gave a financial report stating that we are in a good position. She told those present that the insurance went up more than anticipated (\$1668 to \$1910 per month). This was due to the ice dam claims made on 2012. We were under a three year contract at the time so we are now feeling the effects of the claim in the increased premiums of the one year policy issued to us. She reported that Rodman solicited six insurance companies to get a better rate, however, two said no because we allow grills on the deck, two did not answer, one was too high, and CAU, who has been our insurer, agreed to insure us at the new rate. Marianne suggested the new policy, for 2016, will again be increased because of the most recent claim. Marianne reported that Jim was able to negotiate a much lower rate for the trash, (\$968 vs \$1116) as well as a much lower rate for the raking of the roofs than others were paying. This item alone helped our budget because the additional cost of the snow storms were not budgeted for when we asked for the condo fee increase. Since the snow contract was capped at 70in, and we had a final snow total of 86 in, there was an addition charge of \$5775 for snow removal.

2. Roger said the condo washing was moving along. Building 8, 9, and 10 were complete. Next year he will schedule the painting of the bulk heads. He was also thinking that he could move the deck painting up one year. LaFleur will be coming during the month to hot patch the cracks in the roads and the drives. He will also lift the grates that have fallen into the roads. The combined cost for the sealing and the repair of the grates will be \$5700.

3. Romeo passed on Jims wishes to Andy. He thanked all for voting and he thanked Bill Oncay for his work helping with the election process. He thanked all for watering the grass edges that do not get water from the sprinklers. He explained the problem of the striped back lawns saying it was due to the drought in May. He was able to negotiate a two year contract with Village Green at the same price that the original contract was signed for. He will begin trimming in July. Anyone seeking his help in trimming shrubbery is asked to fill out a trustee communication form.

Andy reminisced about leaving the board and he thanked all who helped him during his years as chairman.

Meeting adjourned at 8:20 P.M.

Respectfully submitted by Marianne Williams

OLDE CANAL VILLAGE CONDO TRUST
MINUTES OF CONDO TRUSTEE BOARD MEETING
June 4, 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

1. The cash flow report and the bill payment report were examined and approved. There are no delinquencies.

2. Roger reported on a siding problem. He checked it out and will have Dave look at it. Romeo and Dan Brown(Village Green) toured the complex and Romeo showed him the track marks in the grass. Mr. Brown said this is due to the lack of water from back in May when we had no rain and the sprinklers were not working. He told Romeo that there really was no problem and the grass will green up as the irrigation system is now working. Romeo told him there were sections of the lawn not being cut and Mr. Brown said he would look into it to insure proper mowing. He said he will keep a close eye on the landscaping during the coming months.

3. The election is set to end June 9, 2015 at 7:00P.M. Bill Oncay will bring the results to the residents meeting and Romeo will make the announcement.

4. a Jim reported there are some shingles that are loose. He will have Dave replace or re-tack them. Jim also reported on the possibility of bad roofs being the cause of the ice dams. He said that if a roof does not leak during a heavy rain storm, the roof is sound and does not need repair. At this time, there is only one roof that needs replacing.
 - b. Gas Vents- tabled
 - c. Shed driveway- tabled The cost would be \$2100 for a 100X10 drive.
 - d. JR Dowding reseeded areas damaged by the plow. Romeo bought some shrubs to replace those damaged by the plow and the cost was deducted from the final bill for snowplowing as per contract.
 - e. Dave will continue to wash the condos but he said that the project would not be finished until September.

5. a. The board will review and reorganize the teams work schedule when it meets in July with the new board member present.
 - b. Marianne reported that she had not heard from the gas side of NGrid. She has been in contact with the electric side and she reported that the letters to the residents would be going out shortly.

(When I returned to my house following the meeting, I had a phone message on my machine from RISE Engineering, the company working for NGrid, with the message that, because so many people were seeking this program, (MASSSAVES), they were running behind but they wanted to reassure us that we were on the list.)

Comments: Andy asked the board, on behalf of the clubhouse committee, for permission and financial assistance in purchasing a new carpet for the clubhouse. The board voted to approve this request. Marianne asked that the committee wait until September when the roofs and other repair work would be finished so there would not be a financial strain on the budget during the summer months when most of the repair work to the roads and roofs will be done. Andy will pass this on to the committee.

** The board then thanked Andy for all the work he put in during his 12 years as Chairman of the Board and wished him well as he leaves his position. The board celebrated the occasion with cake and sparkling grape juice.

Best Wishes, Andy and Sylvia, for all the hard work you put in making Olde Canal Village the place everyone wants to live. Enjoy your free time.

Meeting adjourned at 10:45 A.M.

Respectfully submitted by Marianne Williams