



OLDE CANAL VILLAGE BOARD OF TRUSTEES
Minutes of Wednesday, August 12, 2020

1. Opening: The regular board meeting was called to order at 8:45AM.
2. Members Present: Peter Garvey, Jim Hayden, Roger Lange, Bill Williams, and Robin Lavalley.
3. Financial:
 - 3a. Village bills: Bill Williams reviewed and explained the bills paid last month; all were approved as paid. Bill advised of new bills coming this month which were also approved.
 - 3b. Budget expenses: The Village budget was reviewed and expenses fit with anticipated expenditures. All condo fees are paid and up to date.
 - 3c. Reserve fund: The Village reserve fund has a balance of \$153,217. The checking account has a positive balance. The second CD will mature next week with the expectation that it too will be renewed. Monies, approx. \$15K, will be moved from the reserve to checking to cover the recent spate of water line leaks. That's why we have a reserve fund – unbudgeted expenses.
4. Trustee communication forms:

All are completed or are being worked on. Attempting to repair a leaking bulkhead we learned that parts for the bulkheads are becoming increasingly difficult to find. More information will follow as we look into our options going forward.
5. Unfinished business:
 - 5a. Decks: The new staining/painting regimen on the decks has been completed on NVD and OCW building 1. The NVD decks requiring horizontal surface replacement will be started in the fall.
 - 5b. Irrigation: Work continues locating and repairing leaks and defective sprinkler heads. Talks are under way with a potential alternate vendor for irrigation repairs.
 - 5c. Landscaping/Trees: The fallen pine tree behind 5 NVD was removed. There was little damage to the building, a torn screen and a bent gutter. The dead tree behind the shed was also cut down before a potential hurricane did it.
 - 5d. Website: Bill Oncay's work on the website interface to update resident information is under test will be introduced as soon as possible. The initial release is encouraging.
 - 5e. Roofs: Building 2 is completed. It is not planned to do any more roofs this year thanks to water line leaks.

5f. MassSave: Out of a current total of 9 signed up residents, 3 have been completed with a high satisfaction rate with 6 more to go. What's not to like about free attic insulation and air leak sealing. The deadline was July 31, but we can try to squeeze in a few more.

6. New business:

6a. Road Crack Sealing: Scheduled for late September.

6b. Water Line Leaks: Three leaks were repaired this month at a cost of approximately \$15K

6c. Condo Fee Increase: An increase is being considered, the majority of which will be to increase the reserves to handle future water line leaks, decks, bulkhead repairs and roofing.

6d. Yard Sale: Due to the continued Covid 19 uncertainties the annual yard sale is on indefinite hold since we have no control over who comes on to our property.

6e. Trash Pick Up: The move to year-round biweekly pick up has been quashed. Instead, it will be picked up every other week from October to April and every week between May and September, which should ease odor concerns. It will still save over \$2.5K per year.

7. Trustee Comments: As of this meeting we have received no TCFs from the June Homeowner Report which we will interpret that Unit Owners are satisfied with current status of OCV Assoc. We would also like to acknowledge some Owners have sent positive TCFs of individual Trustee actions on recent items. This illustrates that TCFs work in different ways. The key is the middle initial; "communication". It can be used for various purposes. Every Trustee receives a copy as well as any response sent— again "communication". Reporting problems is still a primary goal of the TCF, but do not forget it can serve other worthwhile endeavors such as asking a question.

8. Good of the Association:

Thank you to Bob Pellegrino for continuing to care for Jack Hendrickson's clubhouse flowers.

An acknowledgement to John and Bonnie Trombert for placing a bench on NVD with a plaque in memory of Kathy Hendrickson. Thank you both too.

9. Closing:

The meeting adjourned at 10:55 am.

Respectfully submitted by

Robin Lavalley, Secretary