

OLDE CANAL VILLAGE CONDO TRUST
MINUTES OF CONDO TRUSTEE BOARD MEETING
September 11, 2014

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

Comments made prior to the meeting:

39 NVD has been sold.

On Oct 16, Romeo and Andy will meet with Village Green to negotiate a new contract. All trustees are satisfied that this vendor has worked to the satisfaction of the board. Romeo suggested that all trustees attend the meeting. He is going to suggest that the new contract have only 22 scheduled mowings rather than the 28 in the previous contract. The hot summer days require fewer mowings and this will help save the grass from dying as well as save the board from paying for unwanted mowings.

1. Cash flow- Reserve fund has \$70,000 in funding. This is a great recovery in two years when the funds were as low as \$5000 because of the ice dam repair to the roofs.

There were no delinquencies this month and Leslie reported that 38% of the residents have signed up for automatic payment. Applications are on the bulletin board near the mail boxes.

2. A report of loose shingles will be handled by Dave.

3. a/e. A possible water leak at 19 NVD will be inspected by Jim. This leak happened some time ago and there has been no present leaking reported.

b. The board agreed the tree trimming and the removal of the dead trees was acceptable. Romeo has been in contact with the Revel to trim the pear trees as they have grown beyond his ability to trim.

c. Jim explained that he talked with Lee from Waste Management and the bulk pick-up issue has been resolved. Any owner who needs a bulk item pick-up must call Waste Management Customer Service (1-800-972-4545) and schedule the pick-up. They will tell the resident what day, time and the cost of the pick-up. The resident will then pre-pay with a credit card. The usual pick-up day is Friday, but the call must be made by Wednesday to schedule for the following Friday.

d. A water leak at 49NVD will be investigated by Andy and Jim. Both water leaks will be discussed at the Oct /9 meeting.

f. The cost of deck staining for all 72 units was determined to cost \$5830 when done by Dave as compared to \$14,372 in cost in 2003 when an outside contractor was hired by the management company.

g/4f. Roger has been in contact J.R. Dowding to install a driveway to the shed. The work will be done in the spring.

4. Open items-

a. Vote on budget in December

b. The team responsibilities will remain as decided in August. Roger will prepare a schedule which will include a list of all vendors and their phone numbers for the trustees.

d/e/g. Canopies- Following a discussion, the board voted to allow umbrellas, flower pots, tables and chairs to be placed on the decks. Any other items must be approved by the entire board. A resident must send a letter to the board explaining the need for construction of any item that would alter the integrity of the building.

h. Marianne has made copies of the 2014 telephone directory which she will pass out to new home owners with the new owner's directory. Bill Oncay will produce the 2015 telephone directory.

Comments: Marianne is attaching an emergency information form to the fire alarm testing form sent by Romeo. This information is needed to bring the records up to date. If you have changed key holders, or telephone numbers, or people who are available for emergency notification, please fill out the form and return it to the building representative when you test your alarms.

There have been complaints of a dog barking which is annoying to the neighbors. Residents are reminded that dog wastes are to be picked up and deposited in their own trash and not thrown into the trees as some residents walk through the trees in order to get to the mail boxes. Please take a plastic bag when walking your dogs to dispose the dog droppings properly.

There have also been complaints of non-qualified residents occupying some units without the approval of the trustees. A letter must be sent to board explaining the reason for the non-qualified occupant to be living in the unit. If this is a medical need, then a verifiable letter from a doctor must be provided. Residents not providing this letter will receive a letter from the board requesting this information. Legal action might be taken if the information is not provided.

Meeting adjourned at 1:15 P.M.

Respectfully submitted by Marianne Williams