

Minutes of the Board Meeting - July 14, 2004

Board Members Present: Gene-Ann Pesano (Vice-President), Herb Armstrong (Trustee), Phyllis Ventrello (Secretary), Paula Groppe (Trustee)

Covenant Members Present: Gene-Ann Pesano, Gladys Pfeiffer, Isabelle Burke

***First Order of Business - Call To Order**

Gene-Ann called the meeting of the Board of Trustees to order at 8:35 pm. She asked everyone to please turn off their cell phones so they do not interrupt the meeting. She noted that any input from attendees be held until the new business portion of the meeting and that the conversations be limited to 3 minutes per person.

***Second Order of Business - Roll Call**

Gene-Ann announced the names of those who attended the meeting.

***Third Order of Business - Approval of the minutes**

Gene-Ann stated that at the last meeting they did not have the minutes printed out for approval so the minutes of the February meeting needed to be approved. Paula made a motion to accept the minutes. Herb seconded it. All in favor. Motion carried.

***Fourth Order of Business - Actions of the Board**

Landscape

- New rock beds, edging, and plantings have been done on the Miller units. The trees will be planted in September to complete the landscape work that needs to be done there.
- During the drainage work and the landscaping, there was damage to some of the water shutoffs and sewer clean-outs. Gene-Ann had Brick MUA to the community and they inspected them and submitted a list of all those that needed to be repaired. A contractor was hired and all were repaired except for two that will require hiring a plumber. The plumber that the community uses is on vacation so Gene-Ann will call Brick MUA and instruct them not to return again until she lets them know that the repairs have been made.
- Several meetings were conducted with Jack Nydum (?) from the public works department regarding drainage. They finished the drainage in the front from the drain downspouts to the street. In the fall they will do the concrete swales in the center of all the driveways. Another storm drain will be installed at 26 WSW. There is no storm drain anywhere on that street and that is the low point where there is extreme flooding.
- Approximately 35 sprinklers have been repaired.

Pest Control

- Building 10 was treated for ants. Building 1 - 9 Manhattan now has the Centracon system. That is the second building for the year. Each year two Mignatti building will be done with the system.
- Ozane did an annual inspection of all of the Miller units as they are under a maintenance contract. Four units have termites. Ozane will return on Monday, August 26 to do treatment on those units. All of those homeowners have been advised that if they are unable to be home on August 26 then they will need to call Ozane and schedule an appropriate time.

Fire Zones - Parking

- Gene-Ann and Bob had a meeting with Kevin Batezel (?) of the Department of Public Works regarding the enforcement of fire zones and fire hydrants. The Department of Public Works has suggested that the Board meet with them to come to a “meeting of the minds” or they will come in and decide where residents will be able to park and paint the appropriate spaces. It was determined that the parking will remain in the cul-de-sac on Manhattan Drive, except right near the fire hydrant. The Black Fox Trail street parking will be moved to the other side of the street. There will be no parking on any of the curves. White Swan Way and Manhattan Drive (not with the cul-de-sac) will become one-way streets. White Swan Way will be a one-way street coming into the community from the main entrance and Manhattan Drive will be a one-way street going out of the community.

***Fifth Order of Business - Election of Officers**

This has been postponed until Bob returns from vacation.

***Sixth Order of Business - Appointment of Covenants Committee**

The following residents were appointed to the Covenants Committee: Terry Bastone, Gladys Pfeiffer, and Gene-Ann Pesano.

***Seventh Order of Business - Financial Reports**

Gene-Ann distributed the latest financials that she could find.

***Eighth Order of Business - Old Business**

Herb updated the Board regarding the pool mediation. He stated that the mediator said that the issue is the scope of the responsibility of Mignatti. Steve McKenna originally proposed \$70,000.00 for the pool but later in the meeting offered \$120,000.00. Herb declined as he stated that he was looking for around \$225,000.00 but later dropped to \$200,000.00 and stated that was firm. Herb stated that he would consult with contractors for an estimate of the cost to have a proposal to take back to the mediator.

The next meeting is scheduled for September 8, 2004. The meeting was adjourned at 9:50 PM.