

## Minutes of the Board Meeting – January 12, 2005

Board Members Present: Bob Martin, Paula Groppe, Phyllis Ventrello

Homeowners Present: Harriett Martin, Fred Weintraub

- First Order of Business - Call To Order

Bob Martin called the meeting of the Board of trustees to order at 8:00pm

- Second Order of Business - Acceptance of last meetings minutes and Financials

Bob Martin made a motion to accept the minutes of the last meeting. Phyllis Ventrello seconded the motion. Motion carried. Bob Martin made a motion to accept December's financials, Phyllis Ventrello seconded the motion. Motion carried.

- Third Order of Business - Requests

Bob Martin stated that a couple of letters need to be sent out to homeowners. One letter needs to be sent to Denise Wujciak - her commercial truck is parked on the grass and it needs to be removed immediately. All approved.

A notice has to be sent to Mr. Notte on Black Fox Trail stating that he has a badly damaged garage door and he needs to replace it according to the master deed. The Board is not responsible for it.

Bob Martin has a request for a patio from John Alexander on 22 Manhattan Drive. He is going to send him a stock letter that states the parameter and the size and that he needs to get a permit.

Herb Armstrong made a request to install a satellite dish and Bob Martin said he will be sending him a stock letter of the size he is able to put up, and if possible be put in the back not on the siding or the roof.

Bob Martin needs to send an e-mail back to Fred Weintraub - he stated that he had water damage in the bedroom after a rain leak. The outside was repaired but the inside has damage. The Board does not repair inside but he can address his insurance company. He also wants to speak about the availability of the written inspections for the crawl spaces done by the Township but we have not received anything from them yet either.

Mrs. Julie Fox at 59 White Swan Way wrote a letter stating that her roof was repaired and she has leaks coming in and the gutters were not cleaned out. Bob Martin stated that he is going to send her a letter stating that work was done.

- Fourth Order of Business - Proposal

Bob Martin stated that we have a proposal from the Brickman Group who do our irrigation system and they proposed for \$325.00 to do a four-time inspection and winterization for next year which includes checking nozzles, testing all lines and cleaning around the sprinklers and replacing any bad sprinklers. Bob Martin made a motion that we accept their bid which is fairly cheap. All agreed.

- Fifth Order of Business - Crack in entrance sidewalk

11 Manhattan Drive has a crack in the entrance sidewalk (this is a handicap ramp) - asked if the Association will repair it or if she is responsible. Bob Martin is going to check out the amount of damage and then get back to her.

- Sixth Order of Business - Fence

Regarding the fence behind building 10, Bob Martin said he is going to get detective or someone to go over there and find out who the basketball unit belongs to and see if they can move it away from our fence so the basketball won't keep going over our fence. We hope this will save our fence from being knocked down time and again and therefore we will just hold off on using the plywood for now.

- Seventh Order of Business - Resolution

Bob Martin stated that we have to pass a resolution to hire Synkowski & Norman for the audit for 2003 through 2005. Our original auditor is going out of business and he recommended them. Bob Martin made a motion to hire Synkowski & Norman. All were in favor. Unanimously approved.

- Eighth Order of Business - Fred Weintraub Speaks

Fred Weintraub wants to know about the water intrusion and crawl space inspections.

Paula Groppe stated that she made the appointments for the Engineering Co. Once all of the inspections were completed she tried to obtain a report of the condition of all the crawl spaces and she was told that they could not give her any information whatsoever and that all the information they had would be turned over to the Town and that the Town would inform Drum Point Village. Paula Groppe believed that it was being done immediately,- however the Town has not released any reports to Drum Point Village.

Bob Martin said that the Township Engineer said that he couldn't give out that information without approval from the Township Manager McFadden.

Fred Weintraub said that All County Aluminum did repairs at the intersection where his chimney chase cuts into the roof in the back. The end result was that the sheet rock had cracks in it with water damage. Bob Martin told Fred Weintraub that he needs to address that himself either through his insurance company or on his own. Fred Weintraub requested that the Board send him a letter stating that, Fred Weintraub sent the Board an e-mail about the crawl space inspections from December and had received an unofficial E-mail reply. Fred would have preferred an official reply. Bob Martin stated that the e-mails must have gotten lost in transaction because he never received them.

Fred requested that he be able to see the records that will show him the 2 repair orders that All County Aluminum had done on his unit.

- Ninth Order of Business - Annual Meeting

Bob Martin stated that the Board has decided to declare March 30, 2005 as the Annual Meeting which will be at a Municipal meeting site such as Chambers Bridge Road or a hall which will be announced later with the proxy votes and letters, Bob Martin declared that a limited proxy form shall be the only type of proxy forms for the meeting. The Board has decided in addition to the regular annual meeting 40 days prior to that we are going to have an agenda meeting on February 16, 2006 to approve any proxies and other items to be sent out prior to the annual meeting.\

- Tenth Order of Business - Bi-Monthly Meetings

Paula made a motion that the Bi-Monthly Meetings start at no later than 7:pm. Bob seconded the motion. All agreed.

- Eleventh Order of Business - Closing of the Meeting

Bob Martin declared the meeting closed at 9:45 p.m. All approved.