

Minutes of the Board Meeting
April 15, 2005

Board Members Present: Bob Martin, Paula Groppe, Gene-Ann Pesano, Phyllis Ventrello

- First Order of Business: Call To Order

Bob Martin called the meeting of the Board of Trustees to order on April 15, 2005.

- Second Order of Business - Proposal to Accept Mignatti Contract

Bob Martin made a proposal to accept the agreement that the homeowners agreed to at the previous special homeowner meeting (On March 2, 2005) to accept the Mignatti contract in lieu of the pool. It was unanimously voted on by the members of the class of homeowners to direct the proxy votes and we ask for the Board of Trustees to approve that also. We will direct the treasurer to distribute the money equally as outlined in the agreement. Paula Groppe seconded the motion. Unanimously approved.

- Third Order of Business - Damage to Fence

There has been damage to the fence behind building #10. Bob Martin stated that this is a continuing problem and we are going to contact our regular handyman, Vito and have him install pieces of plywood over the entire fence on the opposite side from our community and screw it in securely preferably with weather proof pieces on the bottom so it will not rot out so fast. Probably put a small bit of sealant on the top edge of the plywood to keep it from separating. All agreed.

- Fourth Order of Business - Approve Crawlspace Repairs

Bob Martin made a motion that we approve the \$45.00/hour repairs to crawl space piping and the gas pipes that are unsupported now. Bob Martin spoke to Ed Kocher and he stated that there is enough money and we can afford this. This is to avoid possible liability claims and danger to ourselves and residents. Phyllis Ventrello seconded the motion. All agreed.

- Fifth Order of Business -- Next meeting

The Board of Trustees have decided to have a meeting on April 22, 2005 for approval of the proxies and give Ed Kocher enough time to get them out for the homeowners for the Yearly General Meeting that we propose for May 20, 2005, tentatively 7:30 at the Town Hall.

- Sixth Order of Business - Closing of the Meeting

Bob Martin made a motion to adjourn the meeting. Paula Groppe seconded the motion. Unanimously approved.