

Special Meeting of the Board of Trustees of Drum Point Village Condo Association
November 21, 2005

Board Members Present: Bob Martin, Gene-Ann Pesano, Paula Groppe & Corinne Redman

Treasurer Present: Ed Kocher

Homeowner's Present: Herb Armstrong, Harriet Martin, Scott Stanford, Randy Abeles

- **First Order of Business - Call to Order**

Bob Martin called the meeting of the Board of Trustees to order at 7:35 pm. He also asked everyone to turn off their cell phones and advise everyone that there will be no open form at the end of this meeting. This is just to finish some business that we have to take care of. We have to accept the resignation of somebody and replace that person with 2 appointees.

- **Second Order of Business -Accept the Resignation of Board Members**

All were in favor to accept Phyllis Ventrello's resignation. Bob Martin said it was accepted. Ed Kocher graciously accepted a call from the Board to take Phyllis Ventrello's place until March 2006. Bob Martin made a motion that we accept because he has vast experience and is presently working as our Treasurer. Paula Groppe seconded the motion. All were in favor. Unanimously approved.

Paula Groppe has tendered her resignation also. Bob Martin made a motion that we accept her resignation. All were in favor. Accepted unanimously. Scott Stanford has made an acceptance that he would be more than happy to work if an opening came on the Board with us and come on as a Board Member. Gene-Ann made a motion that we appoint Scott Stanford to replace Paula Groppe. Bob Martin seconded the motion. All were in favor. Unanimously approved.

Bob Martin asked if Paula Groppe would stay as secretary until the new elections since you do not have to be a Board Member to be secretary. Gene-Ann made a motion to elect Paula Groppe as the secretary. Bob Martin seconded the motion. All were in favor. Unanimously approved.

Bob Martin said that he will contact Scott Sanford and assume that he will take over all of Phyllis Ventrello's duties, mainly which will be the landscaping and snow removal. Scott Stanford is also on the Covenants Committee right now. Ed Kocher made a motion that we also appoint Scott Stanford as chairman of the Covenants Committee. Gene-Ann Pesano seconded the motion.

- **Third Order of Business - Landscaping**

George Morano returned a call to Ed Kocher.

George Morano doesn't think it is worth \$1,500 to replace a couple of Spruce trees and a couple of azaleas. Anything else that is to be done is under his warranty. Gene-Ann said that she didn't believe anything was under warranty. Corinne Redmond said that it is the day lilies and bushes we discussed at the last meeting. Bob Martin said that this part of the meeting was to burrow funds from the reserve fund to cover this. Ed Kocher said that if it is only \$1,000 we'd only be \$500 or so over. Ed Kocher said off the top of his head he thinks we are negative \$440 from the landscaping. Bob Martin asked if we should appropriate \$2,000 just to cover it. Ed Kocher thinks

we should just as a point of order so no one can say that it was budgeted. Gene-Ann made a motion that we appropriate up to \$2,000 to cover the deficit in the landscaping. Bob Martin said as a point of order that money will if needed be borrowed from the reserve fund. Ed Kocher said actually we will appropriate that as an expense from the general reserve if necessary. Bob Martin seconded the motion. All were in favor. Unanimously approved.

- **Fourth Order of Business -Request to Hire a Management Company**

Bob Martin said a letter has been circulating requesting the Association to hire or turn over our work that we perform to a Management Company. There are claims in there that need to be addressed and Ed Kocher composed a letter to be circulated to all homeowners so that they can get both sides of the story. He also said basically this letter answered each item with an informational rebuttal and this will be sent out to all homeowners. Bob Martin made a motion that this letter will be added into the minutes along with the circulating petition letter. Corrine Redmond said in response to the unorganized equal acknowledgment and response to every problems an issues, as of 3-4 months ago we are on top of things more so than in the past. Ed Kocher said that he will actually take exception of that prior to the time that we divided up all of the duties as far as acknowledgment and response we were pretty quick on. It's when things were divided up that Bob had some things to do, Gene-Ann has some things to do, everyone had things. Ed Kocher said that a lot of the complaints that we've heard from people as far as not responding is when they did not get the response they desired but they did get a response. Corrine Redmond said she understands but there has been issues where e-mails were being sent out but nothing was done in 24 hours. Gene-Ann Pesano said that Corinne may be right on that but she thinks that we have addressed that and corrected that, it may have been the case for a while at one time but we put systems and procedures in place and they are working. The problem is pretty much resolved.

Corinne said she is looking at the part that also says 97 units run by volunteers who have no previous experience in Condo Management. Our Association is managed by people who are volunteering but you as homeowners have the opportunity to decide whether or not you want to volunteer in this election. Corinne said we all understand that but then we go into who's on the Board but yet these facts are all here as far as Phyllis being in property management. Bob Martin said Phyllis & Gene-Ann worked in property management and Paula is a real estate professional. Corinne thinks that we should also include in there that there's people from professional industries that work professionally and manage. Ed Kocher said that we are specifically talking about those with no experience in condo management. Gene-Ann said it would be a good idea for people on the Board to have diversity such as different backgrounds such as construction. Corinne said that is all the comments she had. Bob Martin made a motion to send a modified form of the letter that we discussed out to all homeowners. Gene-Ann Pesano seconded the motion. All were in favor. Unanimously approved.

- **Fifth Order of Business - Closing of the Meeting**

Bob Martin made a motion that we close the meeting at 8:05 p.m. Ed Kocher seconded the motion. All in favor. Unanimously approved.