

## **Drum Point Village West Condo. Assn.**

### **Board Meeting Minutes May 10, 2006**

**Board members present:** Bob Martin, Gene-Ann Pesano, Corinne Redman, Randy Abeles, Scott Stanford

**Homeowners Present:** Lillian Hughes, Harriet Martin, Sharon Grigos, Herb Armstrong, Paula Groppe, Ron Dougard, Isabel Byrne

**Call to Order** at 7:10 PM by Bob Martin

Minutes of 1/11/06 & 2/28/06 meetings approved unanimously.

#### **Trustee Reports:**

##### **❖ Roofing & Siding**

- Gutter Guard installed at rear and one side of 59 – 65 White Swan Way

##### **❖ Messages from homeowners were retrieved each day and responded to in a timely fashion.**

##### **❖ Pest Control**

- Gypsy moths to be sprayed by the state sometime between May 3<sup>rd</sup> and June 10<sup>th</sup>. The Board felt that the problem called for more immediate action and approved \$412.00 unanimously to have Chem Lawn come out and spray the worst affected areas.
- Ozane was called to treat 59-61 White Swan Way for termites under our maintenance contract

##### **❖ Landscaping/Snow Removal**

- Excess snow removal money will be carried forward in reserves for future snow removal costs
- Scott presented a list of items that he worked up with George Morano to replace items previously removed and create plantings around the utility boxes on White Swan Way. The Board unanimously approved the use of \$2500.00 for these items.
- Brickman to start up the sprinkler system tomorrow and check 73 WSW heads for patio enlargement. The Board unanimously approved \$412.00 for the work and approved the contract for summer inspections.
- Trees around the entrance sign and flagpole, next to 12 WSW and the shrubs in front of 65 WSW to be checked by Toms River Tree Service to see if these can be cut back as they are very overgrown.

❖ **Covenants Committee**

- Letters were sent to all homeowners reminding them of the pet rules
- Letters were sent to some homeowners regarding proper procedure for garbage cans

❖ **Property Management Committee**

- One proposal from Paul Hayes Management Company was presented for \$750 per month. More proposals to come.

- ❖ Financials through the end of April were reviewed and accepted.

**Old Business:**

❖ **Drainage problem**

Township reinspection reports were reviewed and it was suggested that all window drain wells be cleaned out and the stone replaced, but not above the windows. Gene-Ann will try to get estimates for this work.

Swales between garages on the Miller side will not be done by the Township since this is not acceptable to the homeowners. Tabled for now.

❖ **Siding Problem**

Corinne will try to contact Fred Weintraub to discuss alternatives. Discussion about power washing followed and Randy will obtain three estimates for cleaning all of the buildings.

❖ **Fence Repair behind building 10**

It was decided to repair the fence and install 32' of chain link on the outside to keep the people from the adjacent neighborhood from vandalizing the fence again to use our property as a thoroughfare. The Board unanimously approved the project with Missing Link at a cost of \$629.00

❖ **Newspapers in driveways**

A reminder to all homeowners to pick the papers up will be included in the next newsletter. Following distribution of the newsletter, the Covenants Committee will then send warning letters to homeowners who fail to pick the papers up and eventually fine any persistent violators.

❖ **Miller Garage Doors**

Corinne obtained two estimates at \$600 & \$750 per door for about 45 doors. Discussion followed and the opinion of the Board was that we needed at least one more estimate. Corinne will follow up. When the new doors are selected, the homeowners will be able to finance them through the Association at no interest.

❖ **Well**

Bob Martin will get more estimates for firm specifications.

❖ **Renters**

The new homeowner packages that we now give to folks when they move into DPVW will be modified somewhat for tenants and in the future distributed to tenants so they will be aware of our rules and restrictions.

Ron Dougard will talk to the parents of children in the area of 44 WSW who are being somewhat of a nuisance.

**New Business:**

❖ **Election of Officers**

Bob Martin stepped down as president and nominated Gene-Ann Pesano for the position. Seconded by Scott, carried unanimously. Corinne Redman nominated for Vice President by Scott, seconded by Randy, carried unanimously.

Gene-Ann nominated Bob for Secretary, seconded by Corinne, carried unanimously.

Ed Kocker nominated for Treasurer by Bob, seconded by Gene-Ann, carried unanimously.

❖ **Selection of Auditor for FY2007**

The Board unanimously approved the firm of Synkowski & Norman to continue as our outside auditors.

❖ **Speeding Problem**

Ron Dougard to find out if we can borrow temporary speed bumps from the Township to see if these will help the problem. He will report back.

❖ **Other**

There was discussion about timing of snow removal, use of common area by children and the start up of the sprinkler system.

**Next Meeting:** June 7, 2006, 7:00 PM at Century 21 office, 721 Brick Blvd.

**Meeting adjourned at 9:10 PM.**