

# **Drum Point Village West Condo Assn**

## **Board Meeting Minutes**

**June 7, 2006**

### **Board members in attendance:**

Robert Martin, Gene-Ann Pesano, Scott Stanford, Randy Abeles,  
Corinne Redman (by phone)

### **Homeowners present:**

Fred Weintraub, Isabel Byrne, Natasha Binkowitz, Harriet Martin

Gene-Ann Pesano called the meeting to order at 7:10 PM.

Approval of minutes for May 10 meeting postponed

### **Trustee Reports:**

#### **Landscaping – Scott Stanford**

Work orders are in progress for replacement of trees/shrubs that were removed last year, plantings around the utility boxes on White Swan Way, trimming of trees and various other cleanup items.

#### **Roofing/Siding – Gene-Ann Pesano**

2 new roof leaks were reported since the last meeting. One work order has been completed, the other will be scheduled for completion shortly.

#### **Covenants Committee – Scott Stanford**

It appears that the garbage can letters that went out have improved the problem with garbage cans being left out. Now people are leaving their recycle bins out.

#### **Property Management Committee – Ron Dougard**

No report.

#### **Messages/correspondence – Gene-Ann Pesano**

2 approval letters for satellite dishes were sent out  
1 patio expansion approval letter sent  
Emails and phone calls reported to the Board as they occur

#### **Pest Control – Gene-Ann Pesano**

Ozane will be contacted this week to authorize installation of Sentricon system in 2 more Mignatti buildings (30-44 MD & 31 –45 MD).  
Next year the final two buildings will be done.

A homeowner called complaining about ants outside of her unit now getting into her house. The Board members all agreed that the homeowner should be advised that she should spray the entry points outside of her unit and that the Association will not be having the building treated as it has in the past. It was a large, unnecessary expense.

### **Review of Financials – All Board Members**

Ed emailed the current financials to all Board members and copies were provided to all homeowners present. They were also posted on our web site.

Ed also reported that he has paid an estimated income tax for FY 2006. He is awaiting the advice of our accountant regarding which form will be used to file our taxes. In the meantime, we have an extension

## **Old Business:**

### **Drainage Project**

#### **Correction of window wells – Gene-Ann Pesano**

We have received an estimate from George to dig out all of the window wells and replace the stone for \$700. He was given the go-ahead to do this. It should be part of the project he will be doing for us over the next 2 weeks.

Fred Weintraub suggested that we investigate products for sealing the wells to the buildings.

Fred also requested a list of the items that the Township had committed to doing for us as part of the drainage project that are still outstanding.

#### **Repair of fence behind building 10 – Gene-Ann Pesano**

The work order for repairing the board fence and installing 32' of chain link on the other side has been given to Missing Link and will be done soon.

#### **Newspapers in driveways – All**

An article has been written for the next newsletter requesting homeowners to pick up the papers or call to have delivery stopped. Six articles for a newsletter have been sent to Ed. He hopes to have it done within the next two weeks.

After the newsletter comes out. Any homeowners who do not pick up the papers will receive a warning letter from the Covenants Committee.

#### **Miller Garage Doors – Corinne Redman**

Corinne obtained three estimates for new garage doors, installed.

The estimate from Door Experts seemed to be the best in terms of both price and warranty.

Scott made a motion, seconded by Randy that we contract with Door Experts. The motion passed unanimously.

The process to complete the project is:

- Develop a letter to all Miller owners describing the payment choices that will be available to them.
- Order the doors
- Schedule the installations

Corinne will take care of these items.

#### **Well – Robert Martin**

Bob reported that we need to install two wells in order to support the numbers of zones that need to be run.

He will have estimates by the next meeting so we can make a final decision on which company to contract with and move forward on this project.

#### **Power Washing – Randy Abeles**

Randy had one estimate for power washing all of the units for \$100 per unit. Homeowners would have the option to have their patios washed at the cost of \$45, payable by the homeowner directly to the Power Washing company.

Corinne has also obtained two estimates, all of which were about the same amount.

'Gene-Ann suggested that we try to get other bids since the ones we had seemed very high. We may be able to do better.

#### **Driveways – Gene-Ann Pesano**

Mike Corrigan from Blacktop Technologies gave a presentation on their bid to do the driveways (resealing and replacements). Board members and homeowners asked a variety of questions regarding their processes. Unfortunately, their bid included complete replacement of all of the Miller driveways. This was a miscommunication. Only a few of the driveways need to be replaced, the rest will be resealed.

Gene-Ann and another Board member will walk thru and identify which ones need to be replaced and Mike will be asked to adjust his bid.

#### **New Business:**

##### **Sprinklers:**

Several heads were reported as needing repair. Bob Martin will contact Brickman and request the repairs.

##### **Other:**

Fred Weintraub pointed out that the scratch coat that was done when the siding was replaced is cracking, breaking and in many instances falling apart. Bob Martin will walk thru with Fred and make a list of affected units.

**Next Meeting: July 12, 2006, Century 21 Office at 7:00 PM.**

**Meeting adjourned at 8:50 PM**