

**Drum Point Village West  
Board Meeting  
November 8, 2006  
Minutes**

Meeting was called to order at 7:15 PM by Gene-Ann Pesano.

**Attending:**

Board Members:

Gene-Ann Pesano, Scott Stanford, Randy Abeles

Homeowners:

James & Shirley Malizia, Herb Armstrong, Elizabeth Duarte,  
Larry Stanger, Lori Gaynor, Cathie Trichinelli

**Minutes** of September 13 meeting not available for approval.

**Reports from Trustees:**

- Landscaping – Front entrance relandscaped, fall aerating and seeding done, sprinklers shut down for the winter. Board will be looking for a new irrigation contractor for next year.
- Roofing/Siding – shutter that blew down in storm has been reinstalled, two more units got gutter guards in the back, several roof leaks were repaired.
- Misc. Maintenance –
  - An engineer was hired to inspect the foundation crack in 18 MD. The result of his inspection is that there is no structural defect and therefore it will not be covered under HOW. The Board will hire a mason to repair the crack and make arrangements for the replacement of the kitchen flooring which will have to be torn up in order to seal the crack. The homeowner has indicated that she would like to wait until after the holidays to get the work done.
- Covenants Committee – no report
- Property Manager Committee – Herb Armstrong reported that the committee has obtained 3 proposals and they are ready for presentation to the homeowners. The Board requested that they reserve the location and date for the meeting at least 30 days in advance of the meeting with the homeowners. The homeowners will then be advised via mail of the meeting and its purpose and the importance of their attendance. The committee was asked to submit to the Board the points that they would like to see in the announcement. The Board will then draft a letter to the homeowners and submit it to the committee for their approval. The Board will then take care of mailing out the letters to the homeowners.
- Messages/correspondence:
  - All requests for Certificates of insurance and closing statements have been taken care of.
  - Homeowner requested gutter guards in the back of his unit

- Homeowner requested fence along edge of his patio. The Board approved the request and Gene-Ann will send out the approval letter to the homeowner.
  - Homeowner reported that her driveway had been used to turn a vehicle around while it was still wet from the resealing. Driveway co. was called to redo her driveway.
  - Another shutter was blown off in a recent storm
- Review of Financials – Financials were accepted as published subject to audit.

**Old Business:**

- Miller garage doors – 6 doors remain to be installed. This will be done as soon as they have been delivered to the contractor. Arrangements are in process for painting the remaining old doors.
- Well – Corinne will be taking care of getting 3 bids for this project. In the meantime, Brickman has been asked (several times) to obtain the flow rates for us.
- Driveways – 5 driveways have been repaved. The plan is to replace a few of the old driveways each year. All other driveways have been resealed. This project has completely exhausted the reserve for driveway maintenance.
- Master Insurance – The Board has negotiated a better price on our Master Insurance with Greater New York. The annual cost is about \$2,000 less than last year and the coverage for the buildings is almost doubled to \$8.3 MM.

**New Business:**

- There has been a growing problem with commercial vehicles being parked in the community. One of the homeowners who has such a vehicle was at the meeting to get a clearer understanding of the rule. Since it is the owners only vehicle and he is on call with his company 24/7, the Board granted him 30 days to make arrangements so that his vehicle can be parked elsewhere. There was discussion about how to make a proposal to clarify or modify the rule in the Master Deed.

**Next Meeting:** January 3, 2007, Century 21 office at 7:00 PM.

**Meeting adjourned at 7:50 PM.**