

**Drum Point Village West
Board Meeting
5/9/2007**

Meeting called to order at 8:02 PM by Gene-Ann Pesano

Board members in attendance: Gene-Ann Pesano
Corinne Redman
Scott Stanford
William Walker

Homeowners in attendance: Patricia Giovanucci
Lillian Hughes
Rick Gaynor
Lori Gaynor
Gregg Caverly
Paula Groppe

Approve minutes of 2/28/07 meeting

Motion: Scott Second: Randy Vote: Unanimous
Minutes of 2/28/07 meeting approved

Reports From Trustees:

- **Landscaping (Bill):**
Walk thru done with George to identify replacements and improvements needed/desired to the landscaping.
A list has been made and prioritized.
Bill will walk thru with George again to confirm the list.
The Board will then get a competitive bid for the #1 priority items.

- **Roofing/Siding (Gene-Ann)**
 - 55 WSW re-leaked, Twin has repaired (no charge)
 - 18 MD re-leaked, Twin has repaired (no charge)
 - A length of siding between 3 & 5 BFT had been pulled away – fixed by Case last week
 - Downspout at 11 WSW driveway, “J” extension reattached by Case
 - Corinne is making a list of other downspouts that are missing the ends and a work order will be given to Case to replace them.
Corinne will also prepare a list of front door kickplates that need to be replaced..

- Twin has been called to come out and look at gutters/downspouts at Building #10 & 33 WSW
- **Miscellaneous Maint (Gene-Ann)**
 - Broken sewer cleanout pipe and cap repaired by Case
- **Messages/Correspondence (Gene-Ann)**
 - Letter sent to acting Mayor Dan Kelly asking for confirmation that the Township will follow through on agreements made with former mayor regarding patios, additional storm drain and scratchcote.
 - Partial response from our attorney regarding “commercial vehicle” problem. Complete response not yet received. An email reminder was sent to him on Monday
 - Owner of 21 WSW reports bugs near garage door. Ozane will be called tomorrow. If it is termites, they will treat.
- **Pest Control (Gene-Ann)**
 - Ozane has been notified to complete installation of Sentricon system on last two Mignatti buildings. New procedure – they need to get markouts.
 - Homeowner reported birds in their attic. Cowleys was called and they took care of it.
 - A Mignatti unit reported termites. Ozane was called and the unit was treated.
- **Review of Year End Financials** – these are the same as the ones distributed at the Annual General Meeting with the exception that an invoice for salting/sanding on March 7 was added.

Committee Reports:

- **Covenants Committee (Lori Gaynor)**
Lori reported that she put notices on 5 garbage cans this week and talked to a young driver who had parked in the fire zone. Since Kim Pillar has moved out, we need to replace her on the Covenants Committee. Lillian Hughes volunteered to help us out be working with Lori on the committee.

Old Business

- **Counting of Proxy Ballots**
Judges: Paula Groppe, Gregg Caverly

Final Count: 3 additional votes in favor of the proposed amendment to the Master Deed to increase the membership fee to \$1,000. This

New Business:

- **Election of Officers:**

President:

Nomination Gene-Ann Nominated by Scott
2nd Bill

Vote: Unanimous

Vice President:

Nomination Corinne nominated by Bill
2nd Scott

Vote: Unanimous

Treasurer:

Nomination Ed nominated by Gene-Ann
2nd Corinne

Vote Unanimous

Secretary:

Nomination Bill nominated by Gene-Ann
2nd Randy

Vote Unanimous

New Business:

Request from Homeowner for large patio – all agreed. Homeowner was given the approval letter.

Request from homeowner for planting a tree in the back of the unit (perhaps a Dogwood) The request was too ambiguous to be able to make a decision.

The owner of 34 Manhattan Drive is selling her home to one of her children who has occupied the home since it was purchased. The Board discussed whether or not the new owner should have to pay the membership fee in this case. It was the Board's opinion that no membership fee is necessary since this is not a typical sale but more a transfer of ownership to the occupants. The Board agreed unanimously to waive the membership fee.

Next Meeting : Date July 11, 2007 Time 7:00 PM at Century 21 Office.

Adjournment:

Motion Corinne 2nd Bill Vote Unanimous
Meeting adjourned at 10:05 PM.

