

Drum Point Village West CAI

Meeting Minutes

April 22, 2009

Board Members in attendance: Fred Weintraub, Natasha Binkowicz, Gene-Ann Pesano

Homeowners in attendance: Paula Groppe, Mary Helik, Herb Armstrong, Lucky Wade, Matt & Annette Carerra

Meeting was called to order at 7:01 PM by President Fred Weintraub

Minutes of 2/17 approved unanimously (Motion: Gene-Ann, 2nd: Natasha)

Reports from Trustees:

- **Landscaping – Natasha:** First cutting of the season done on 4/21, Spring cleanup and mulching done. Some of the arborvitae in front of Miller units were damaged by the snow storm and need to be tied up to prevent breakage. We are getting estimates for replacement of about 5 of the plum trees that are doing badly. 1 Leland Cypress behind 12-26 WSW is falling over again and needs to be straightened or replaced. An arborvitae at the parking area adjacent to 26 MD was apparently hit by a vehicle and needs to be replaced.
- **Sprinklers (Natasha/Fred):** Our new sprinkler contractor "Cymru" has replaced the original 2 control boxes with one new one. The number of zones has been reduced from 29 to 20. He is also working on measures to "balance" the pressure used by the various zones to make them more equal. This is part of the project to put in a well.
- **Well (Fred):** Estimates have been received by several well drillers. The best price appears to be Mike Gunther. He works hand-in-hand with both our sprinkler contractor and an electrician. According to Mike Gunther it will take 3-4 weeks to obtain the permits. We will be putting in a 5 hp submersible pump and 2 storage tanks. Motion was made by Fred and 2nd by Gene-Ann to accept the proposal from Mike Gunther to drill the well and install the pump and holding tanks for \$17,500.00. Motion carried unanimously. A motion was made by Fred, 2nd by Natasha to approve a contract for Kelly Kilowatt for the electrical work for the well at \$2260.00. Motion carried unanimously. Once the well is drilled and the water tested, we will determine if we need a water conditioner or not. Once all is done

there will be a pipe sticking out of the ground about 18". We may need to plant something to camouflage the pipes.

- **Roofing/Siding:** Following the many severe rainstorms of the month, there were numerous leaks in Miller units. Work Orders have been called in for all of them and repairs should be completed over the next few weeks.
- **Miscellaneous Maint:** Nothing to report
- **Messages:** We get 3 to 4 messages per week about half of which are for closings. Most others were to report problems like the leaks.
- **Pest Control:** The Sentricon system will be going into the Miller units sometime within the next few months (after swarming season). 1 unit was recently treated for termites in the garage door framing. We will replace the damaged framing very soon.

Financials: There were no financials for review. They will be available on our web site.

Committee Reports:

- **Covenants:** No committee. We need volunteers for this.
- **Newsletter:** Gene-Ann reported that she hopes to have one by the end of April

Old Business: None

New Business:

- Herb Armstrong pointed out that there are lots of weeds in his lawn. Fred asked that George be at the next meeting to explain the schedule of treatments.
- Fred showed a newspaper article about a condo owner in Florida who has accumulated over \$40,000 in fines and legal expenses because he refuses to abide by his condo's rule that all pets must be walked on leads. The Florida courts have upheld the validity of the condo assn to assess and collect the fines.

Other: Since there are two vacancies on the Board, Fred nominated and Natasha seconded the nomination to accept Paula Groppe to fill the vacancy whose term will end 03/31/2010. Motion passed unanimously.

Next Meeting: Wed. June 17th at 7:00 PM at Century Gold, 721 Brick Boulevard.

Meeting was adjourned at 7:39 PM.