

**Drum Point Village West Condominium Association
Annual Meeting of Homeowners
April 13, 2007
Minutes**

Board members in attendance:

Corinne Redman	Scott Stanford
Randy Abeles	Gene-Ann Pesano

Homeowners in attendance:

Maureen Kelly	Julie Fox
Caroline Watters	Dolores Tappert
Larry & Liz Stanger	Jim & Shirley Malizia
Alison & Craig Neary	Gregg Caverly
Cathie Tricinelli	Bruce Bechtloff
Isabel Byrne	Gregory Arcure
Ronald Dougard	William Walker
Vanessa Smith	Ronald & Christine Curtis
Patricia Giovannucci	Linda Madrigano
Natasha Berkowicz	Lynn Francavilla
Lillian Hughes	Dave Neumeister
Kellyann Kohrherr	Tracy Massucci
Joe Bastone	Matthew & Annette Carrara
Matt McLaughlin	Lori & Rick Gaynor
Vennesa Wade	Ed Kocher

Meeting was called to order at 7:05 PM by President Gene-Ann Pesano

First Order of Business: Motion was made by Gene-Ann Pesano and seconded by Ed Kocher to move the agenda item “certifying of proxies, proof of notice of the meeting” to just prior to Election of Trustees (item 10 on agenda).

Second Order of Business: Approve minutes of prior year’s meeting – there were no minutes to approve.

Third Order of Business: Reports from Trustees:

Corinne Redman:

- Corinne reported that she had changed our meeting notice procedure to include hand delivery of announcements to every unit. This greatly increased the number of homeowners who attend the bi-monthly Board meetings.
- Garage doors on the Miller side have been replaced with new doors except for 4, three of which were painted to match the new doors.

Scott Stanford:

- Snow Removal:
 - This season has fortunately been very easy on us. We didn't need George Morano's services at all except to sand the streets a few times. The costs for these services were minimal compared to years past.
- Landscaping:
 - We placed a large purchase order for replacements & upgrades to shrubbery and trees throughout the development the first part of last season. There was an intended 2nd purchase order but the cost overruns on the first order combined with extra irrigation expenses limited us to what could be done as the season progressed. We will try this same tactic this season and hope that we can get a more substantial amount of items replaced.
 - We will be looking to finish replacing front shrubbery where it was either removed and not replaced or where there is an existing dead or dying shrub there now.
 - Many of the azaleas throughout became diseased last year and died. These will be replaced with something that is more drought and heat tolerant.
 - The island on the eastern entryway will be upgraded and trees cut back or removed if necessary
 - The large arborvitaes surrounding the flagpole adjacent to the east entrance have become too large and ungainly. We are investigating the costs of removing these & replacing them with something smaller.

Gene-Ann Pesano:

- Fence behind building 10 was repaired for the fifth time. It has been vandalized every time by the kids who come through our property from the development behind us. This time we installed 32 feet of chain link fence on the outside of the wooden fence and it seems to be working. Since that was done, the fence has not been vandalized again.
- 5 driveways were replaced.
- All driveways were resealed
- The telephone poles on our property adjacent to the PAL were finally removed.
- Numerous roof repairs were done. We changed contractors and the new one seems to be doing a good job with very few re-leaks.
- Several home repairs resulting from home inspections
- One major repair (\$6000) for large crack in foundation

- Planned for spring 2007:
 - Powerwash all buildings
 - New shutters on Mignatti units
 - Replace more driveways
 - Complete Sentricon termite system
 - Project on sprinkler system to reduce water usage by 50%

Lori Gaynor (Covenants Committee):

- Notices have been put on cars parking in fire zone – seems to have solved the problem
- Notices have been put on garbage cans left out

Fourth Order of Business:

The Property Management Committee arranged to have presentations given to the homeowners by 3 Property Management Companies;

- Wentworth
- JRC
- Prime

Homeowners were invited to ask questions.

Fifth Order of Business:

Gene-Ann Pesano produced Proof of Notice of the Meeting which had been mailed to all homeowners in late March.

Ed Kocher presented the list of homeowners not eligible to vote for the judges. Of the 95 units, 84 were eligible to vote. 56 votes needed to pass amendment to the Master Deed.

Homeowners turned in their ballots/proxy forms.

Judges for the election were Dave Neumeister and Maureen Kelly.

Results of the election:

On the question “Should the Association hire a Property Management Company to perform the day to day operations:

Yes – 28 votes

No - 39 Votes

The opinion of the homeowners is **not** to hire a management company.

On the proposal to amend the Master Deed to increase the one-time membership fee to \$1,000:

Yes – 53

No - 11

A motion was made by Gene-Ann Pesano and seconded by Scott Stanford to adjourn the voting on this question until the next meeting. Board members were asked to go to homeowners who had not voted and obtain proxies from them.

Final Count: 3 additional votes in favor of the proposed amendment to the Master Deed to increase the membership fee to \$1,000. This brought the total up to 56 votes in favor and the proposal is approved.

Trustees (2):

Scott Stanford 45

Bill Walker 34

Lillian Hughes 30

The Trustees for 2007-2008 are Scott Stanford and William Walker.

Sixth Order of Business:

Old Business – none

Seventh Order of Business:

New Business –

Proposed Parking Rules:

Since only two homeowners had responded to the proposed parking rules that were distributed to all units in early March. Gene-Ann reviewed every proposed rule with the homeowners. There was long and heated discussion about parking of commercial vehicles and how to define them. Since the membership could not reach an agreement on this issue, Caroline Watters suggested that we seek the advice of our attorney on this before we adopt any parking rules. Gene-Ann agreed to contact the attorney and ask for his advice. The adoption of parking rules is tabled until we get advice of counsel.

2008 Proposed Budget – due to the late hour and the length of the meeting, this topic was postponed until the next Board meeting.

Adjournment of meeting:

Motion was made by Ed Kocher and seconded by Ron Curtis that the meeting be adjourned. The motion carried unanimously.

The meeting was adjourned at 10:30 PM.