

BOARD OF TRUSTEES MEETING
December 19, 2012

Meeting called to order at 7 PM

List of attendees: Chris Village, Joseph Quinn, Cynthia Larensen, Michael Kravitsky, Ali Husain, and Lori McMahon.

I. CALL TO ORDER: 7:00 PM

II. APPROVAL:

- The three established trustees (Chris Village, Cynthia Larensen, and Michael Kravitsky) approved Joseph Quinn as a returning trustee and approved Ali Husain as a new trustee on a 3-0 vote.
- Officer roles were appointed: Mike Kravitsky – Chairman; Joe Quinn – Vice-Chairman; Chris Village – Secretary; Ali Husain – Secretary.
- Minutes of the October 24, 2012 Trustees Meeting were approved via a 4-0 vote.

III. FINANCIAL REPORT: Expenses are running close to budget. The total amount of past due Condo Fees was \$6,335, an increase of approximately \$1,000 since the prior meeting. Only one Homeowner has a balance owed to the Condo Association in excess of \$1,000. The property manager will press correspondence with that unit owner and request proof of ability to pay the balance owed.

IV. PROPERTY MANAGERS REPORT: No correspondence received.

V. COMMITTEE REPORTS: Status of flood insurance and available options were discussed. Great progress has been made and the issue is being tackled via a multi-prong strategy. The Committee will provide an update at the next meeting. As one approach, the Committee will investigate changing the Condo Documents to allow for a Flood Insurance Policy deductible greater than \$5,000. Via a 5-0 vote, the Committee received approval for obtaining a cost estimate for the legal work involved.

VI. OLD BUSINESS: We have discussed Verizon's offer for bringing FIOS to the community, and via a 5-0 vote, the offer was rejected, as being substantially inferior to that offered (and accepted) by the Village at Swan Pond.

VII. NEW BUSINESS:

- Ratify Trustee Acts - Reserve loan authorization for Master Insurance Policy purposes was approved via a 5-0 vote
- The Crane road fence request was approved via a 4-0 vote.
- Roof repairs on 134 and 136 Clear Pond road were approved via a 4-0 vote.

Meeting adjourned at 8:35 PM

Next meeting will be January 16, 2013