

BOARD OF TRUSTEES MEETING
May 22, 2013

Meeting called to order at 7 PM

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

- I. **CALL TO ORDER:** 7:00 PM
- II. **APPROVAL:** Minutes of the April 17 Trustees' Meeting were approved on a 4 – 0 vote.
- III. **FINANCIAL REPORT:** April's reported Expenses came in close to Budget BUT due to cash flow problems the April "Amenities" and "Reserve Fund Contribution" payments were not made. ("Catch-up" will be made as soon as funds are available.) As in earlier months this year, "Engineering", for the FEMA LOMA Application, and "Snow Plowing" expenses added up to more than \$12K above budget. The total amount of past due Condo Fees is \$2,350. This is another welcome decline. Last month's total was \$ 3,112. And now - no homeowner has a balance owed to the Condo Association in excess of \$500.
- IV. **PROPERTY MANAGERS REPORT:** Nothing significant to report.
- V. **COMMITTEE REPORTS:** The Town of Walpole has issued the 2013 pool permit, and the pools will open on time this year.
- VI. **OLD BUSINESS:** Flood Zone – We received a letter from FEMA early in May, asking for "additional supporting data". FEMA asked one question which was very easily and quickly answered by Bill Buckley (President, Bay Colony Group). This put the ball back into FEMA's court. If there are no further questions, the deadline for FEMA to issue a determination is June 16th. Regarding the Town's Norfolk Street Drainage Improvement Project, the Trustees unanimously voted to ask the Town to perform any maintenance to new works, out into the future. Letters have been sent to numerous Unit Owners as a result of the Maintenance Assessment Survey (Spring Walk). Crack sealing and street sweeping has been done. The crack sealing process resulted in a small fire on one overflow parking berm. The contractor has accepted responsibility.
- VII. **NEW BUSINESS:** A decision on one patio extension and fencing request was postponed. Two other patio extension requests, and a ground level deck proposal were approved. Paul Martin (Noblin & Associates) inspected two of the larger HASP retaining walls. One behind 122-128 Clear Pond Drive, and the other adjacent to the Clubhouse parking lot. His recommendations were to perform minor maintenance on the first, and to completely rebuild the second. The Trustees voted unanimously to accept the recommendations. "Homes" pond received treatment in May.

Meeting adjourned at 8:30 PM

Next meeting will be June 19, 2013 at 7:00 p.m.