

Board Meeting Minutes
October 13, 2010

The meeting of the board of directors for Villas I was held on October 13, 2010 at 9:00 AM, located at the Clubhouse. Directors in attendance were Diane Rizzo, Richard Easton, Shirley Buschman and Carol Lebel. Ruth Konkowski was absent. Dixie Cory, CAM represented management.

Call meeting to order/establish a quorum: Ms Rizzo called the meeting to order at 9:00 A.M., and stated a quorum of the board was present.

Approve minutes from September 16, 2010: Motion was made by Carol Lebel and seconded by Shirley Buschman to approve the minutes as stated, the motion carried.

Old Business:

Gutter update 13364: Bob Diloreto stated he called several gutter contracts to get a bid on replacing his gutters to elevate the ongoing problem of the gutters leaking at the entrance to his unit. The recommendation of the contractors was to raise the roof of the screen enclosure by two inches so the gutters are in line with the screen enclosure and install a seven inch gutter. The only way for this to work would be to raise the roof of the screen enclosure adjacent to his unit and install new gutters as well. Bob is willing to pay for cost of the owner next door if the association would reimburse him the difference of \$250 from the estimate from Gutter Master that the association received to replace the gutter at a cost of \$500.00. The bids that Bob received to raise the roof of the screen enclosure and install seven inch gutters were from Ogden Aluminum at a cost of \$1872 and from Fabri Tech for a cost of \$1500.00. Management will seek legal advice to find out if this would be a material alteration and how this would impact the rest of the association with future gutter problems.

Road resurface update; The board stated that the new road had some areas that are rough and some additional areas that have soft spots. The entrance sign was hit by the mill contractor and management will contact the contractor to remedy all issues before payment is made. In addition, a non-owner drove on the road while the tar was being put down causing several driveways to have tar marks on that need to be removed. Management will investigate having the driveways cleaned and the bill will be given to the person who caused the tar marks.

Trim palm trees; Diane Rizzo stated that Kevin from Grounds Master will trim all the seed pods and branches that are hanging over the building at the end of the month.

New Business:

Suspend Use and Voting Rights; The board received a letter along with the new Statute to be sent to the two owners who are more than 90 days delinquent on their account to suspend their use and voting rights. Motion was made by Carol Lebel and seconded by Richard Easton to send this letter to the two owners who are delinquent; the motion carried.

Commercial Propane Gas Contract; Motion was made by Richard Easton and seconded by Carol Lebel to approve the Commercial propane Gas Contract with Balgas to purchase a set amount of propane gas at a set price, the motion carried. This will result in a saving to the association.

Advisory Committee's; Building/Landscaping/Foreclosure; Diane stated that the buildings and landscaping are all getting older and need interested persons to inspect the buildings and make recommendation for maintenance and someone to stay informed on our landscaping needs. Motion was made by Richard Easton and seconded by Shirley Buschman to appoint Bill Stringer as building advisory committee chair person and Bruce Cohen as landscaping advisory chair person and Ruth Konkowski as foreclosure advisory chair person, each chair person may appoint someone to their committee; the motion carried.

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Authorization Form for Address, Phone, & Email information to be used; Diane stated that a new law that passed on July of 2010 no longer allows owners information to be published without the owner signing a waiver to have their address, phone number and email information to be given out. Motion was made by Carol Lebel and seconded by Shirley Buschman to approve the Authorization Form to be mailed at the same time as the budget mailing; the motion carried.

Owners Comments: None

Adjournment: With no further business before the board the meeting adjourned at 10:24 A.M.