ABV Condominium Trust
Board of Trustees
Meeting Minutes 02-20-2019 (Final)

Attending: Sharyn Beauregard, Chairperson (Recorder), Bob Mercier, Vice Chairperson, Dennis Fitzpatrick, Treasurer, Carl Barstow, Mike Moynahan, and Reggie Thomas. Absent: Phil Mallet

Observers: Joe Campos, Linda Martino, Carol Larson, Linda Allen, John McKiernan

Chairperson's Opening Remarks: Sharyn Beauregard read the following statement on behalf of the Board:

The Board of Trustees has further discussed the proposed Marijuana Facilities that abut the Angell Brook Village properties. By unanimous agreement, the Board has again decided that this is a resident of West Boylston issue, NOT a Board of Trustees issue. Anyone wanting to keep on top of this topic should attend Town Meetings such as Board of Selectmen, Planning Board, ConComm, etc. Key meetings discussing this topic are posted on the West Boylston Town Website. Anyone wanting a copy of the Regulation of Adult Use Marijuana Establishments/Zoning Bylaw Language, please let us know and we will provide you with a copy.

Management Company Report: Reggie Thomas had nothing to report for this meeting.

OFFICER AND COMMITTEE REPORTS

1. Treasurer's Report: Dennis Fitzpatrick reported that income for January 2019 was $31,286. This was slightly over budgeted income of $31,275 due to interest. Our actual expenses were $49,039. This is $10,738 over budgeted expenses of $38,301. Through January 31st, the Operating Account Balance was $75,096 with checks totaling $9,386 written but not yet cleared. Our Reserve Balance through January is $560,471. Past due assessments total $1,241. Motion made to ratify the approved December 2018 and January 2019 financials; motion 2nd and vote was unanimous. Dennis also reported that all contracts and agreements for 2019 maintenance are in place.

2. Legal & Legislative Committee: Mike Moynahan stated that he is awaiting follow-up from our legal counsel on an overdue condo assessments from 1 unit owner. He will keep the Board updated. The archiving document has been approved and Mike asked Reggie for assistance in providing a list of documents E – H archives so that we can do a reconciliation as to what we have in our file cabinets. Several Board Members volunteered to assist in the review and target date for complete list to be archived and published is 3/16/2019. Our goal is to eliminate most hard copy storage unless deemed appropriate. Mike stated that the next meeting for the Legal and Legislative Committee is early March 2019. Topics to be reviewed and further discussed are our fine structures and ensuring our processes cover both the operational implementation as well as the legal requirements of recording these changes with the Registry of Deeds. Target date is by July 1, 2019.

3. Clubhouse Committee Update: Sharyn Beauregard reported that there have been 2 rentals in January. To date, there are four (4) scheduled for 2019.

OLD BUSINESS

1. 1/16/2019 Board Meeting Minutes: Motion made to ratify the approved 1/16/2019 Board Meeting Minutes, motion 2nd, vote was unanimous.

2. 2/12/2019 Executive Session Meeting Minutes: Motion made to ratify the approved 2/12/2019 Executive Session Minutes, motion 2nd, vote was unanimous.
2/20//2019 Board Meeting Minutes (Cont’d)

NEW BUSINESS

1. ABV Owners Listing: Sharyn Beauregard stated that an updated version of our Owners Listing will be sent out to the community for any corrections or edits. Return date is Tuesday, February 26th and a final version will be distributed shortly after.

2. Annual Meeting: Sharyn Beauregard asked that April 17th be noted as the date for our Annual Meeting. In early March, material will be sent out by E – H detailing specifics for this meeting. There will be a total of 4 openings to fill. Three(s) will have terms expiring in 2022 and one (1) to complete a term that ends in 2020.

OWNERS TIME

John McKiernan expressed his displeasure with our snow contractors recent snow removal. Dennis Fitzpatrick had a one on one conversation with John after the Board Meeting to listen further and provide our process on snow removal. Carol Larson asked who was going to remove the tire that was left on our entryway road. Dennis took the action item to follow up with Jeff Taylor to have one of his crew remove the tire from our premises.

Meeting adjourned at 6:50 PM

Next Meeting is **Wednesday, March 20, 2019 @ 6:30 PM.**