ABV Condominium Trust
Board of Trustees
05/11/2016
Meeting Minutes (Final)

Attending: Sharyn Beauregard, President (Recorder), Carl Barstow, Vice President, Dennis Fitzpatrick, Treasurer, Phil Mallet, Secretary, Ann Walsh, Bob Mercier, Michael Moynihan, Bob Earley.


Chair’s Opening Remarks: Sharyn Beauregard reported contact has been made with the DPW regarding the incomplete trash pick-up. An early Monday morning pick-up is now being reviewed for implementation. Sharyn will keep our residents informed of any changes. The Pancake Breakfast is scheduled for Saturday, May 14th. All residents are welcomed. Although Angell Brook has a no solicitation policy, it has been noted on many occasions that flyers for several events have been posted at our mailboxes. The Board asks that residents submit their request to the Board of Trustees who will review and give a decision. We will be aware should any resident comment or complain about any posting. Sharyn also reminded the residents that the Semi-Annual Town Meeting is scheduled for Monday, May 16, 2016 at 7 PM in the Middle/High School Auditorium. All residents are urged to attend.

Owners Time: Linda Allen asked if the DPW could be contacted to fill potholes at the entrance to our main road. Sharyn took this as a follow-up item. Ron Cournoyer asked if there was any progress on the Pigeons down by their area of the Village. Several residents present at this meeting gave recommendations from stop feeding the birds, to putting seed catchers on bird feeders and the possibility for our next Annual Meeting change the rules and regs to eliminate all bird feeders in the Village. For now, it was highly recommended that since it is the spring/summer season, all residents should stop feeding the birds.

Management Company Report: Bob Earley reported that painting specs for the 45 raised enclosures has been sent to the Board’s review and input. Sharyn asked Dennis Fitzpatrick to consolidate the Board’s feedback and provide to Bob in the next few days. The schools on the Hartwell Street property have been notified that we are private property and would ask them not to have their students walk through the village. Bob has sent a notification to one of the schools and Carl has visited the Real Estate office to ask them to also notify the other schools on the property. Sharyn will check to see if No Trespassing Signs/Private Property are posted to avoid any potential litigation. The Board had previously reviewed the Work Order Report and had no issues.

Planning Update: Carol Adams reported on Long Term Goal # 1 – Protect Property Vales of Our Community in Economic Downturn & Preserve Them in Market Market Upturn. The Goal and associated short –term goals were reviewed. Summary will be filed in both binders located in the Clubhouse.

OFFICER AND COMMITTEE REPORTS
1. Club House Committee: Bob Beauregard reported that there are 4 confirmed rentals for the remainder of 2016 with a few on hold. Fire Alarm Batteries were changed and Lester Refrigeration will be contacted to perform our yearly cleaning on the furnace and AC Unit.

2. Landscape Committee & Architectural Modifications (AM): Carl Barstow reported that procedures for both can be found on the EMI website under Governing Documents, Rules & Regulations. Our Landscaping Committee is comprised of several unit owners that review all requests and make a recommendation to the Board. AM requests are submitted to EMI, who forward to the Board for review and approval. Both procedures can be completed in several days once all information is provided.
3. **Engineering Committee:** Carl Barstow reported that the Committee is continuing its due diligence in order to obtain Certificate of Compliance as issued by the Town.

4. **Treasurers Report:** Dennis Fitzpatrick made a motion to ratify the February and March 2016 Financials, motion 2nd and vote was unanimous. Our April financials were just received and Dennis will get them out to the Board to review and approve so that they can be posted on our link to the EMI website. Dennis reported that our Year to Date income was $115,071 vs. a budgeted income of $135,224 which is under by $20,153. The Budget Committee approved moving $20,000 in the Operating Account to help fund increased maintenance items, lawn remediation and additional snow removal. Expenses to date were $122,073 vs. budgeted expenses of $140,223 which is under by $18,149. Our Operating account closed April with a balance of $67,180 and this includes checks not yet cashed totaling $378.81. Reserve balance through April 2016 is $319,419.

5. **Ad Hoc Disaster Preparedness Committee:** Ann Walsh reported that Educational Session with Fire Chief Thomas Welch will be held Wednesday, May 18th @ the Clubhouse. The “Special Needs Resource” has been completed and will be updated annually. Ann made a motion to change the Exit sign at Emily drive to state “Emergency Exit Only” and move this sign to the end of Emily Drive. Motion 2nd and after minimal discussion, vote was unanimous. Bob Beauregard will research and obtain the revised sign. Ann also made a motion to send and post flyer for Wednesday, May 18th Informational Session, motion 2nd and vote was unanimous.

**OLD BUSINESS**

1. **03/9/2016 Board Meeting Minutes:** Motion made to ratify the 03/09/2016 Board Meeting Minutes, motion 2nd, vote was unanimous.

2. **03/31/2016 & 04/11/2016 Executive Session Meeting Minutes:** Motion made to ratify the 03/31 & 04/11/2016 Executive Session Meeting Minutes, motion 2nd, vote was unanimous.

3. **04/19/2016 Annual Meeting Minutes:** Motion made for Board to approve 04/19/2016 Annual Meeting Minutes, motion 2nd, vote was unanimous. Full Community approval will occur at next Annual Meeting.

4. **04/21/2016 Executive Session Meeting Minutes:** Motion made to ratify the 04/21/2016 Executive Session Meeting Minutes, motion 2nd, vote was unanimous.

**NEW BUSINESS**

1. **Fence Installation:** Carl Barstow reported that during the week of May 23rd, Patriot Fence would be on site to install additional white rail fencing next to #160 AB. Fence will be consistent with similar fence installed throughout the Village.

2. **Sterling Nursery Visit:** Carl Barstow reported that on May 27th a representative from Sterling Nursery would be on site. A review of several locations and areas for replacement trees and shrubs will be examined. They include, but not limited to the berm next to #1 AB, #46 and #73 AB.

3. **FISP Committee:** Phil Mallet reported that he was a member of this Committee and believes that a representative from Hillside will also join the committee. The Committee has recently hired a design firm for the Police Station & is also looking at the Mixter property for the Senior Center.

4. **Board Meeting Dates:** July & September –December 2016 Board Meeting dates have been finalized and posted on our ABV Website Calendar.

Meeting Adjourned at approximately 7:30 PM

**Next Meeting:** *Wednesday, June 8, 2016 @ 6:30 PM*