ABV Condominium Trust
Board of Trustees
6/11/2014
Meeting Minutes

Attending: Phil Mallet - Chair, Bob Morgan - , vice chair, Dennis Fitzpatrick – Treasurer, Carl Barstow - Secretary, Bob Morgan, Ann Walsh and Lynda Williams. (Carl Barstow, Recorder)

Observers Comments: Walter Brown asked that all meetings be announced and open to owners. (The schedule is posted on our website and will also be at the end of all minutes.)

NEW BUSINESS

1. Management Company Information Packs: Bob Mercier presented the trustees with info packages for the three recommended Management companies. The committee feels that the interviews should be as soon as possible so that the new Management Company can aid in the transition. Packets from non-selected companies should be destroyed or returned. Bob made a point to commend the Management Company Search Team for all of their hard work, interviewing and paring down the Management Company list to assist us with the transition.

2. Minutes of 6-5-2014 Meeting: Motion made and 2nd to accept the minutes, all agreed.

3. Document for Trustees signatures from Lawyer revised: The Attorney has amended the letter defining Trustees terms, names, addresses, and it must be signed by all Trustees. One signature only must be notarized, Phil Mallet to handle this. Attorney will submit to registry.

4. Election notice to be sent out to Owners: Phil read aloud the election notice that was prepared by several members of the board and reviewed by all. Approved, and send out ASAP. All future elections will be monitored by Lynda Williams ABV Election Supervisory committee (now recruiting members). Motion made, 2nd, and all agreed that Trustees will meet weekly on Monday night @ 6:30 PM through the month of July.

5. Seventh Trustee Letter: The options regarding the process for selecting and appointing the 7th Trustee were discussed. A letter was read aloud to be sent out to recruit volunteers. All approved and agreed the letter will be sent out ASAP.

6. Treasurer’s Report: Dennis Fitzpatrick received a package of financial information from Walter Brown. Dennis, Phil and the CPA, Mark Love, with 2 assistants, met at WRT Management with Mike Staiti, and team, on 6-11-14. The CPA explained the info he needed for review, and WRT agreed to prepare all the documents as requested. Dennis also previously requested financial information, which WRT had prepared when he arrived. (FYI) The reserve account presently stands at ($171,000). Mr. Love thought that the meeting with WRT went very well. Dennis gave the original engagement letter to Mr. Love prior to the meeting, which had also been scanned and emailed to him. Future Treasurer’s reports will be on an as needed basis. Phil made a motion to thank the Financial Committee for all of their hard work interviewing and selecting the CPA to assist with the transition.

7. Management Company Interviews and Schedule: A lengthy discussion ensued regards
the date, time, questions and schedule. A scheduled is proposed for Wednesday, July 23 at for 9:00, 10:30 and 1:30. Dennis and Ann will develop a list of questions and evaluation process. All Trustees (and owners) are encouraged to submit ideas for questions to Ann & Dennis.

8. Email account progress: The Trustee email account is nearly ready. The account is being developed by Bud Brooks. We will continue to use the Advisory Board account until that new one is ready. The website ABvillage.org has a calendar with events posted, as well as a schedule of Trustee board meetings. All are encouraged to view our website for photos, documents and other interesting information.

General Discussion

1. Review of Trustee task List: All Trustees are responsible for reviewing and adding to the list of Agenda items as we progress.

2. File cabinet and documents: Ann Walsh suggested that all Sub-Committee Documents, minutes, etc. be stored in new file cabinet and used only as an ongoing resource to the Trustees, and that we recall all keys to keep information confidential and secure.

Angell Brook Village Condominium Trust.

Upcoming Meetings will be:

MONDAY, JUNE 16th @ 6:30 PM
MONDAY, JUNE 23rd @ 6:30 PM
MONDAY, JUNE 30th @ 6:30 PM
MONDAY, JULY 7th @ 6:30 PM
MONDAY, JULY 14th @ 6:30 PM
MONDAY, JULY 21st @ 6:30 PM

Check WWW.ABVillage.org for events and information