ABV Condominium Trust
Board of Trustees
07/07/2014
Meeting Minutes

Attending: Phil Mallet, Chair, Bob Morgan, Vice Chair, Carl Barstow, Secretary, Ann Walsh and Lynda Williams. Absent: Dennis Fitzpatrick, Treasurer. Recorder: Sharyn Beauregard

Observers: Joe Fleming, Walter Brown, Bob Beauregard, Linda Martino, Dick Martino, Carol Larson, Joe Campos, Barbara Vogel, Ruth Desimone, Marlena Flanagan, Pat Deamer, Don Deamer, Dave Zappone, Paul Bonin, Regina Bonin, Alice McCarthy, Barbara Carlin, David O’Connor and Deborah O’Connor

Owners Time: Ruth DeSimone asked if pavers and benches could be installed at lower mailbox area. Phil Mallet did speak with Jeff on this item and stated that group needs to meet with Jeff for configuration, impact on any utility lines bordering the area. There should be no cost to community, but group needs follow up with Mike Staiti as precedent has been set with previous purchases.

OFFICER AND COMMITTEE REPORTS

1. Clubhouse Report: Bob Morgan reported that Fire Inspection was completed on Thursday, 7/3/2014. Bill submitted to both WRT Management and Dennis Fitzpatrick and has been approved. Clubhouse meeting scheduled for 7/17/2014 @ 5PM.

2. Legal Committee Report: Ann Walsh sent out email requesting volunteers for Legal/Legislative Committee. Committee will research what other communities are doing, as well as any new Condo legislation. 1st meeting is 7/8/2014 @ 5PM.

3. Landscape Report: Phil Mallet reported Arborvitae have been planted along RR fence. 2 options going forward: planting of additional trees or parameters for future landscaping for owners who abut RR fence. Motion made to accept two plans, motion 2nd. Discussions focused on all future projects need to be reviewed and approved by Board, plans need to be reviewed by Jeff to ensure no interference with mowing or utility lines. Vote was unanimous.

4. Minutes Delivery Team: Barbara Vogel reported as new owners move in, she is obtaining email addresses. Minutes at present are being posted at mailbox locations and will be at the Clubhouse. Ruth DeSimone and Mary Samia will also leave approved minutes in doorways of those who do not have email capability.

5. Treasurer Report: Phil Mallet reported that deductible has been raised to $10,000.00. Dennis Fitzpatrick to give updated report at next meeting.

OLD BUSINESS

1. Approval 6/23/2014 Minutes: Motion made to approve 6/30 minutes as reviewed; motion 2nd and vote was unanimous.

2. Dog Complaints: Phil Mallet asked if any additional complaints; there were none. Existing item will be taken up in an Executive Session after this meeting.

3. Sprinklers: Phil Mallet asked that an Action Item to follow up on working of all sprinklers, timing, schedules, etc., be forwarded to the Landscape Committee who will report at next meeting.
4. **Line Painting:** Bob Morgan reported that a professional company was being contacted to complete this task. No timeline as yet. Item will be put on tracking matrix.

5. **RR Fence Arborvitae:** Covered under Landscape, however Carl Barstow reported that cost per tree still being researched and any additional trees would not be planted until the fall.

**NEW BUSINESS**

1. **Management Company Start Date:** Phil Mallet reported that Mike Staiti has discussed staying until end of September. Motion made to have Phil Mallet and Dennis Fitzpatrick meet with WRT/Mike Staiti after Management Company interviews completed. Motion 2nd and discussion focused on having our Attorney, CPA, Engineering firms be contacted to solicit their questions before this meeting. Agenda for meeting also needs to be developed with Board approval. After discussion, vote was unanimous.

2. **Benches at 2nd PO Box:** Covered under Owners Time.

3. **PO Box Flag Light trim:** Phil Mallet thanked Joe Campos for tending to this item.

**OTHER BUSINESS/GENERAL DISCUSSION**

1. **Letters to Owners regarding dogs being tied out:** Phil Mallet stated that a notice will go out to all. Request made to follow-up with West Boylston Dog Officer on procedures, etc., which will be done by Board. Meeting Adjourned at 7:20 PM; Executive Session then commenced.

**MEETING SCHEDULED**

**EACH MONDAY @ 6:30 PM Through July (at a minimum)**

Management Company Interviews: July 23rd: 9:00 AM, 10:30 AM & 1:30 PM

Check [WWW.ABVillage.org](http://WWW.ABVillage.org) for events and information