ABV Condominium Trust
Board of Trustees
07/14/2014
Meeting Minutes

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

Observers: Joe Fleming, Walter Brown, Bob Beauregard, Joe Campos, Ruth Desimone, Marlena Flanagan, Pat Deamer, Mary Samia, Dave Zappone, Barbara Zappone, Ray Jones, Paul Bonin, Roger Decoteau, Angie Walsh, Jodi Walsh, Tom Donahue, Rosie Donahue, Alice McCarthy, John McCarthy, Norma and Chris Piotrowski

Phil Mallet opened the meeting by acknowledging and thanking Linda Martino for all her contributions to the ABV Community. Carl Barstow introduced Sharyn Beauregard who has volunteered as the 7th member of the Board of Trustees. After brief remarks by Sharyn, the Board went into executive session. Vote was unanimous and Sharyn Beauregard was appointed as 7th Board Member.

Owners Time: Tom Donahue asked for updates and schedules on sprinklers, resurfacing of driveways and the trimming of trees in the back of all units.

OFFICER AND COMMITTEE REPORTS

1. Treasurers Report: Dennis Fitzpatrick reported that he has received the June 2014 checkbook register, and has reached an agreement with Mike Staiti to receive this automatically the 10th of each month. Dennis will be working on the 2015 Budget and will be looking for assistance from members of the community. Ongoing follow-up items are the delinquent accounts and outstanding snow assessments.

2. Legal Committee Report: Ann Walsh reported that 2 items were brought up for discussion: a) Legislation that has just passed or will be soon and b) ongoing research that effect condos. Letters will be sent to our representatives on any issues that impact condos. Ann made a motion for the Board to join the CAI. Motion 2nd and after discussion, vote was unanimous. Next meeting scheduled for July 29th @ 5:30 PM. Volunteers are welcome.

3. Landscape Committee Report: Eric Edwards requested a plot/survey plan for Angell Brook Village. Carl Barstow to obtain. Landscape Committee to meet on July 16th @ 5:00 to discuss projects list.

4. Clubhouse Committee Report: Bob Morgan reported next meeting is scheduled for July 17th @ 4:30 PM.

5. WRT Liaison: Bob Morgan reported that he is still waiting for items that are still outstanding from Mike Staiti. Dennis Fitzpatrick reported he is continuing to work on finance documentation.

6. Engineering Report: Carl Barstow reported progress report will be available by July 18. Engineer will be on site 7/18 @ 10 AM. Outstanding item needing resolution is the status on 3-season rooms.

OLD BUSINESS

1. Approval 7/7/2014 Minutes: Motion made to approve 7/7 minutes as reviewed; motion 2nd and vote was unanimous.
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2. **Management Company Interview Discussion:** Bob Morgan will preside over the Interview Sessions scheduled for July 23rd. Phil Mallet asked each of the Board members to review and identify questions to be asked at interviews. Balance of this topic has been moved to next week’s meeting.

**NEW BUSINESS**

1. **Deamer Stairs:** Pat Deamer requested Board approval for a few granite stairs and small trellis behind her unit. Motion made to accept plan, motion 2nd and discussion adjusted the motion to include written confirmation from Jeff that plan will not impact utility lines, mowing, etc. Vote on amended motion unanimously approved.

2. **Barnard Info:** Dave has information on basement dehumidifiers and owners may contact him.

3. **Clary Info:** Ed has information on whole house fans and owners may contact him.

4. **MassSave Energy:** Bud Brooks will have representative make presentation at upcoming meeting.

5. **August and September Meeting Calendar:** Calendar schedule to be set at next week’s meeting. Reminder that on 9/1 and 9/8 the clubhouse is not available.

6. **Mike Staiti Meeting:** Dennis reported that Mike agreed to waive the 90 day WRT termination notice and agreed to 10/1/2014 date. Outstanding Keystone item is learning their schedule for driveway repairs which may impact seal coating. Need schedule for driveways impacted. Dennis following up with Mike Staiti.

**OTHER BUSINESS/GENERAL DISCUSSION**

1. **Weed-Whacking cleanup:** Received quote from Jeff for cleanup. Still following up with McCarthy for their quote. Also need decision from Keystone on pulling of weeds in retention ponds before they leave.

2. **Dead Trees:** Carl Barstow to meet with Bartlett Trees on Tuesday, 7/22 @ 10 AM.

3. **Roberta Chelak 107 ABV Proposal:** Motion made to accept backyard landscape proposal, motion 2nd, vote was unanimous.

4. **Software Packages:** Bob Morgan has researched and has a quote to purchase software packages for the Board to improve Communications.

5. **Attendance sign-in sheet:** Suggested by Joe Fleming to help identify Observers. To be added at next meeting.

Meeting Adjourned at 6:30 PM.

**MEETING SCHEDULED EACH MONDAY @ 6:30 PM through July**

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

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