ABV Condominium Trust  
Board of Trustees  
Meeting Minutes  07-18-2018 (Final)

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

Observers: Joe Campos, Bob Beauregard, Deb Puleo, Ruth Desimone, Marlena Flanagan, Emily Eaton, Ron Cournoyer, Carol Adams, Roger Decoteau, Paul Bonin, Dave Dufault, Walter Brown

Chair’s Opening Remarks: Sharyn Beauregard reminded everyone that there is no August meeting, but items that need to be addressed will be as they arise. Sharyn also detailed the September – December 2018 Board Meeting dates which are now posted on our ABV website. An update on the beaver that was caught inside the protective fence was given. The beaver was released, the protective fence repaired and a “doggie” type door installed so that if this situation happens again a beaver can get out, but not back in.


OFFICER AND COMMITTEE REPORTS

1. Treasurer’s Report: Motion made to ratify the approved June 2018 financials, motion 2nd and vote was unanimous. Year to date income was $180,158. This is $299 over expected income due to interest and other miscellaneous income. Our expenses year to date were $203,653 versus budgeted expense of $184,778. This is over budget by $18,875. To minimize the possibility of an assessment or fee increase, the 2018 Operating Budget anticipates spending $18,000 from excess in the Operating Account. Through June, the Operating Account balance was $66,723. There were no checks written and not cleared. Through May 2018, our past due fees were $704. The Reserve Balance through June 2018 is $522,662.

2. Landscape Committee: Carl Barstow reported no owner landscape requests. The Landscape Committee will meet next week.

3. Legal & Legislative Committee: Mike Moynahan reported that the committee has not met as yet, but will do so in the next few weeks. Mike will be developing a plan and a timeline to address three (3) of our top priorities: 1) Documentation – archiving and retrieval/backup 2) Electronic Voting and 3) Review of condo docs to ensure our architectural modification process is consistent with the docs.

4. Clubhouse Committee: Bob Beauregard reported that there are two (2) upcoming rentals in August 2018.

OLD BUSINESS

1. 06/20/2018 Board Meeting Minutes: Motion made to ratify the approved 06/20/2018 Board Meeting Minutes, motion 2nd, vote was unanimous.

2. Update on Mold Remediation: Dennis Fitzpatrick reported that the inspections of three additional units showed one case of very minor mold. Roger Decoteau unit will need additional follow-up. Dennis will issue that work order.

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OLD BUSINESS (Cont’d)

3. Update on Oil Stain Cleanup: Dennis Fitzpatrick reported that the Kings of Pressure has applied the second of several applications of stain mitigating material. There are several more applications to be done to complete the total process. The Association is not paying for this work.

NEW BUSINESS

1. Insurance Update: Dennis Fitzpatrick reported that the Master Insurance Policy Premium for the next year, July 11, 2018 to July 10, 2019, contains an increase of about $6,000, roughly 12%. An increase was expected and budgeted. Although the replacement value of Angell Brook Village was increased to $40 million, some of the premium increase is due to enormous costs of last year’s weather events. We expect this to continue and will budget appropriately.

2. Shrub and Tree Replacement Program: Carl Barstow reported that each year we review shrubs with Roger McCarthy and select the ones in the worst condition for replacement. Some are overgrown, some damaged by winter snow, some overcrowded, and some dying for various reasons. The program has been repeated the last 3 years and will be ongoing. The most damaged shrubs are the Dwarf Alberta Spruce and the junipers, all located in the front planting gardens. McCarthy’s will be removing about 44 and replacing some with a variety of Holly, which are deciduous and evergreen. The project will start around the middle of August. The new shrubs will need to be watered by the unit owners.

3. Bartlett 2018 Maintenance Program: Carl Barstow reported that we do an annual walkthrough with the Bartlett Arborist and develop a proposal/contract to trim trees, cut back brush, fertilize, and treat trees for various ailments. The Bradford Pears in the front yards need trimming and thinning every 3-4 years, the flowering crabapples are thinned and shaped, poplar saplings and sumac are cut back in areas where they are intruding into common areas. Select evergreens between units are trimmed and lower branches raised, and the woody overgrowth behind some units are trimmed back. Carol Adams asked if the bittersweet cutback was on our program this year and would the dropped trees be removed. Carl responded that the cutback is on the schedule for this year but the dropped trees will not be removed.

Owners’ Time:
Ruth Desimone asked about the sprinkler schedule as it appears that they are not working in her area. Dennis explained that the village is on different zones and operate on different days (odd vs. even). Roger McCarthy has been onsite multiple times to check and they are working properly. Ruth will check on Friday morning and advise the Board of any issues. Ruth also asked about folks walking through the village. Sharyn stated that it was a crew checking on the Asian Longhorned Beetles. Ruth stated that a tree behind her unit has a red tape on it. Sharyn took this item to see what could be found out and get back to Ruth. Ron Cournoyer asked about the blade height of McCarthy’s lawn mowers. Dennis stated that the blade height is consistent with our contract. Marlena Flanagan reported that she had water coming into her basement and it appears that the seal for the water line from the street is broken from the outside. Although she reported it to E-H, Dennis Fitzpatrick will request a work order to get this remediated.

Meeting Adjourned at approximately 7:10 PM.

Next Meeting is Wednesday September 19, 2018 @ 6:30 PM.