ABV Condominium Trust
Board of Trustees
08/25/2014
Meeting Minutes

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

Observers: Joe Fleming, Walter Brown, Bob Beauregard, Joe Campos, Ruth Desimone, Mary Samia, Marlena Flanagan, Dave Zappone, Barbara Zappone, Carol Larson, Pat Deamer, Don Deamer, Cecily Ann Walsh, Barbara White, Jack Staples, Diane Staples, Chet Janowski, Alice McCarthy, Charley LaBonte, John Gillespie, Gene Cournoyer, Ron Cournoyer, Roger Decoteau, Chris Piotrowski, Norma Piotrowski

Owners Time: Marlena Flanagan asked to forward outstanding maintenance issues that she has been waiting for over 3 years for KeyStone to fix. Bob Morgan requested file and will add to Tracking Matrix. Walter Brown requested that Tracking Matrix be published to the community once a month. Motion made; 2nd and after discussion vote was unanimous to publish the 1st week of each month. Walter also wanted a status on Ed Clary’s simplification of Condo Docs. Phil took to follow-up.

Executive Session Report

1. Benches: 2 Benches will be put on front porch of clubhouse. Mike Staiti has approved up to $400.00. Ruth Desimone requested 3rd bench on grassy area along the driveway into Angell Brook. Board to review request for 3rd bench.

2. Tree between 103 & 105: Motion made and passed. Mr. Stark may purchase 1 small Baby Blue Eyed Spruce to plant at his cost; 6 foot instead of 7 foot spruce was planted.

3. Fence Removal: End Panels were requested to be removed by owners of 132 & 134. Request denied as panels are for sound mitigation and part of Keystone’s scope of work with the town of West Boylston.

4. Planting Request: Elaine DonFrancisco submitted straight line planting request and moving of front planting area to the side. Motion made and passed.

5. Extended Driveway: R. Martino requested adding of brick boarder to his extended driveway. Additional research determined that the fire department must turn the nozzle the hydrant and bricks must be laid ½” below the asphalt grade. Motion made; 2nd and after discussion, vote was unanimous. Phil Mallet to notify the Martino’s of criteria to move forward.

6. Rocks: Motion made to have no more rocks/boulders placed on properties. Motion passed.

7. Tree & Planting Changes: All Landscaping requests from our owners will be directed to the Landscape Committee. Request will include the following: a) rough sketch of what is proposed, b) descriptions of what is being planted – growth, type of flowers, type of bushes, etc., c) verification from Jeff that work will not impede moving or any utility impact. Landscape Committee will review each request and forward to the Board with recommendation. Board will defer any request to the Landscape Committee.

Officer and Committee Report

1. Treasurers Report: Dennis Fitzpatrick reported checkbook through July received. Mr. Love’s firm has completed preliminary report. Dennis to meet next week, review and set up meeting to present findings.
2. **Legal Committee Report**: Ann Walsh reported that Legal and Legislative Committee will be meeting Tuesday, 8/26 @ 5:30. This working committee will be reviewing opinions received to date.

3. **Landscape Committee Report**: Committee will be meeting on Wednesday 8/26 @ 4PM.

4. **Clubhouse Committee Report**: Bob Beauregard reported that contact information is now up to date with Lester’s. Next meeting is Wednesday, 9/3 @ 10 AM.

5. **Matrix**: Bob Morgan reported no additional items to date; Carl Barstow provided several more to track. Request has been made to contact Bob when work/item is completed to keep Matrix up to date.

**OLD BUSINESS**

1. **8/11/2014 Minutes**: Motion made to accept approved 8/11 minutes; motion 2nd and vote was unanimous.

2. **Intro Tour**: On 8/21 Herb Martin, our property manager, met with a few members of the board to walk through property.

3. **Engineering Report**: Dennis Fitzpatrick reported that preliminary report received was lacking in specifics and in some cases substance. Meeting with Mike Driscoll reviewed findings. Final report needs to include specifics findings, quantified impacts and identify who is responsible for the correction.

**New Business**

1. **Annual Meeting Minutes**: Sharyn Beauregard reported that she has most of the copies. Further checking is being done. Bud Brooks will be contacted and annual meeting minutes will be posted onto the website.

2. **Street Parking Only**: Phil Mallet requested that all be careful where we park – even side of the street, not on grass, not on top of sprinkler heads, etc. He asked that all pay attention to speed limits.

**OTHER BUSINESS**

1. **Town Benefits**: Bob Morgan will follow-up with potential dates for a Town representative to visit one of our meetings. Discussion will focus on what our tax dollars and other benefits bring to our community compared to other town residents, including all tax breaks.

2. **C. Larson, B. Shea Planting Requests**: Motion made, 2nd and after discussion, vote was unanimous. Their details must be submitted to Landscape Committee.

Meeting Adjourned at 7:40 PM.

**NEXT MEETING SCHEDULE**: **Tuesday, September 9th @ 6:30 PM**

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