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**From:** June Little

**Sent:** Friday, May 07, 2010 6:01 AM

**To:** 'Barbara Winter'; 'Damon Negri'; 'Erik Youngren'; 'Jim Dejohn'; 'John & Marietta Mahoney'; 'Jyoti Vora'; 'Lynne Skeirik (home)'; 'Mark McKelligan'; 'Rajan Vora'; 'Rama'; 'Richard Ferraro'; 'Puneet Kochhar'; 'Stephen Hallett'; 'Stephen&Susan Morrison'; 'Thomas Saliba'; 'Tim Miller'; 'vincent riviezzo'; 'Gillian Burch'; 'Sue Carabott'; 'contact.sri24@gmail.com'; 'Jennifer Steer'; 'starrbuchan@comcast.net'; 'aimooaimoo@aol.com'; 'shwetakochhar@ymail.com'; 'Metropolis, Patricia M.'; 'LaurFr@aol.com'; 'kstrevel@comcast.net'; 'Bell Ron'; 'jeanshu@comcast.net'; 'terry.riviezzo@comcast.net'; 'Simms Orion'; 'Marsha Simmons'; 'robert berger'

**Cc:** 'Debra Miller'

**Subject:** Board Meeting Minutes, January 19, 2010

All:

The BRV Board of Directors met on January 19, 2010 at 6:30 p.m. at the home of Kathy and Wes Strevel. Board members present were Ron Bell, Pattie Metropolis, Terry Riviezzo, and Jean Shula. June Little from CPManagement also attended. The Board discussed the following:

1. Future Meetings of the Board:

Future meetings were scheduled for Tuesdays on March 9, 2010, June 22, 2010 and September 21, 2010 at 6:00 p.m.

2. Financials:

- a. Income: \$141,778+ vs. Expenses: \$134,520.
- b. Roof and internal repairs: \$26,773 vs. \$26,968.12.
  - (1) Used from Reserves=\$13,373.
  - (2) Question re cost to repair leak outside of Eric's unit, est. \$1,000?
- c. Insurance.
- d. Labor...over budget; supplies...over budget; this prevented making some deposits into Reserves.
  - (1) we are behind on accruals for repair of deck railings (paint), e.g., only 9 of 12 payments could be made to these accrual accounts.
- e. Cost for PRVs = \$283
- f. Cricklewood overage= \$82.
- g. Get Lien on 14 Deborah Lane for arrearages in condo fees and assessments = \$1,900; see November 5, 2009 e-mail.
  - (1) Check with D.F. Richards re payment for heat; ask for advance warning before shut off.
  - (2) Get info re lien from Ron's associate, Attorney John Bryne Carroll.
  - (3) Owners may suggest taking money to cover arrearages from Reserves.
    - (4) Send e-mail to Sri with questions as to status of his intention and ability to pay.
    - (5) No response from Sri's real estate broker on status of rental/sale.

(6) Question re calling a special meeting to alert owners of need to collect for budget shortfall caused by these unanticipated expenses.

h. Question re what to do to make up for missing money to cover repairs to deck railings and to replenish the Reserves?

3. Dock Replacement:

a. Question re removal of tree to right of dock that erosion has caused its roots to be precariously anchored?

(1) Have landscaper look at tree for prognosis.

4. PRV Valves:

Install in spring and pay with special assessment.

5. Deck Railings:

Be cautious given reports of some loose railings and repair as necessary.

6. Snow Removal and Shoveling:

Owners need to shovel off their own decks. Question re including a safety notice to owners?

7. Cricklewood Budget:

(a) \$450 per month for 2010

(b) For 2009, variance of \$2,272 due to repairs to the pump house and snow removal

(c) Need back up invoices from Cricklewood to substantiate increase in their budget and BRV's contribution.

8. Adjustment to Condo Fees:

Check with Orion re: status of his investigation and preparation of presentation.

Adjournment:

The meeting adjourned at approximately 9:00 P.M.

Board of Directors