

June Little

From: June Little
Sent: Monday, March 08, 2010 4:23 PM
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'
Subject: Board meeting minutes, 12-10-09

All:

It appears that I neglected to send these minutes out when they were prepared by your Secretary, Ron Bell, back in January. I apologize for my slip-up.

June

The BRV Board of Directors met on December 10, 2009 at 6:30 p.m. at the home of Ron and Valerie Bell. Board members present were Kathy Strevel, Ron Bell, Pattie Metropolis, Terry Riviezzo, and Jean Shula. Former Board member, Orion Simms also attended.

The Board welcomed new Board member Pattie Metropolis and thanked former Board member Orion Simms for his service. The Board discussed the following:

(1) Gutters:

The gutters have been cleaned.

(2) Dock replacement:

There is erosion around one of the pilings on the right and the dock is listing to the right. Current dock committee member, Dick Ferraro, has shown enthusiasm on this issue. The Board suggested that Ron invite him to chair the dock committee, comprised of Dick, Wes Strevel, Ron Bell, Vinnie Riviezzo and Sean Perkins.

(3) Compliance with Rules and Regulations ("R&R"):

Jean Shula did a good job at the annual meeting addressing the homeowners' responsibilities for maintaining the outside appearance of their Units. Unfortunately, not all Unit owners attended the meeting.

The Board raised the question of whether *all* R&R should be strictly enforced, or the Board should consider amending those R&R that, under the circumstances, may not be as necessary or reasonable as was initially thought. A reoccurring issue is the parking spaces allotted to Unit Owners. Unit Owners are expected to park one car in their garage and another in their driveway. However, some Unit Owners have expressed strong feelings that the other available parking spaces typically used by visitors ought to be available for the use of Unit Owners as long as such use is not abused and does not result in having no available parking spaces for visitors. The possibility of issuing stickers for the cars belonging to Unit Owners was discussed.

Kathy suggested forming a committee to review the R&R and present its findings and recommendations to the Board. It was suggested that a letter should be sent to owners who are in violation of the R&R giving them the options of correcting the violation, accepting a fine, or requesting

a modification to the R&R to accommodate the perceived violation. The Welcome Package should be updated to include the R&R and make it available on the Association's website. A notice or newsletter should be sent in the Spring to schedule a Spring cleanup.

(4) Unit Owner delinquent in paying fees:

The Board needs to coordinate further action with June concerning the seriously delinquent arrearages regarding the condo fees and assessments on 14 Deborah Lane, including the possibility of placing a lien on the property.

(5) PRV Valves:

Kathy would like to try to get the cost of the PRV valves for the sprinkler systems reduced from \$300 to \$230 if possible.

(6) Cricklewood Easement:

Evergreen Management appears to be mistating the amount owed by BRV by failing to credit BRV with the monthly payments made.

(7) Roof repairs:

Steve Hallett discovered some internal damage, apparently attributable to the roof leaks, that called for some last minute repairs. June has hired an individual to paint and cleanup Unit interiors, including Steve's Unit.

(8) Decks:

Kathy is worried about safety issues, *i.e.*, loose railings giving way and causing someone to fall. The Board should have a contractor check the railings and Unit Owners should be warned of the potential problem. (Orion's railings are okay.) Eventually, the Board would like to have the railings replaced with railings of a composite makeup, which would withstand the weather better and decrease the need for the continual painting. Replacement will call for a special assessment proportional to the number of decks involved, *e.g.*, two decks at Clearwater Drive versus only one deck at Deborah Lane.

(9) Adjustment to Condo Fees:

In searching for condo expenses that might be shared by Clearwater Drive and the Deborah Lane Units on a more equitable basis, Orion took into account the (a) cost of the insurance policies covering the Association, including the additional cost of flood insurance covering only the Unit Buildings on Clearwater Drive; (b) the three floors on Clearwater Drive versus two floors on Deborah Lane; (c) the typical additional costs associated with repairs, such as the roof repairs, to the larger units on Clearwater Drive as opposed to the smaller units on Deborah Lane; and (d) the costs associated with the Cricklewood Easement, which cover maintenance and snow plowing of the roads used primarily by the Clearwater Unit Owners. He suggested separating out distinct expenses and assessing only Unit Owners that benefit by a distinct expense; then, after all such expenses are removed from the condo fee computation and paid proportionally, what is left can be divided 50%-50% and become the new "condo fees" for both Clearwater Drive and Deborah Lane. Marsha Simmons, who served with Orion on the original committee to look into this issue, said that there appears to be a legitimate point with respect to the flood insurance argument. Orion should check with Cricklewood to see how they assess their flood insurance amongst their Unit Owners. Flood insurance is \$7,699 per year, which presently breaks down to \$23 per month, for each of the 28 Unit Owners. If only the 14 Clearwater Drive Unit Owners were assessed, it would amount to an assessment of \$275 semi-annually to each. If the cost of flood insurance were thus removed from the condo fee computation, everyone's monthly condo fee would go down by \$23 per month, but, of course, the Clearwater Drive units would be faced with the \$275 semi-annual assessment, or roughly a \$46 monthly addition to the otherwise reduced condo fees. The Master Policy is \$15,083 per year. The argument to reapportion that expense based on the different sizes of the

Clearwater Drive and Deborah Lane units is more complicated. Any readjustment to condo fees would require a vote of 75% of Unit Owners, probably best addressed at a Special Meeting.

Adjournment:

The meeting adjourned at approximately 9:30 P.M.

Board of Directors