

# **SOUTH MILL VILLAGE ASSOCIATION, INC**

## **EXECUTIVE BOARD MINUTES**

**May 23, 2011**

Attendance: Jack Burke, Jack Foley, Richard Nicholson, Al Penland and Eric Schaefer (APM).

The meeting was called to order at 7:01 PM.

The minutes of the April meeting were approved. (AP/JF)

Unit owners Zaffir and Ateka Chaudhry (118 SMD) were in attendance. They addressed the issue of the gap in the tree buffer on Overshot Drive to the rear of the unit. The gap, caused by the removal of two dead trees, according to the Chaudhrys deprived their unit of the privacy previously provided by the tree buffer.

The Board instructed the manager to contact General Landscaping to replace the missing trees by relocating two white pine trees at the lower part of South Mill Drive.

The Board also instructed the manager to have the dead tree at rear of 149/151 SMD removed.

### **Manager's report:**

The manager noted that there was damage to the siding in one of the lower cul-de-sacs on SMD.

The Board received a letter from the unit owner of 82 SMD. The manager was instructed to provide the unit owner with the requested information relating to the snow removal contract and expenditures for snow removal.

### **Old Business:**

1. Maintenance standards were in the process of finalization and would need to be reviewed by counsel.
2. Fine Process Guidelines - deferred to next meeting.
3. Document Overlays - deferred.
4. Painting 2011 - contract to be signed by APM; painting to commence on or about 7/1/2011.
5. Street light cleaning - more information needed.

6. FHA Condo regulations - deferred for more information.
7. Insurance Claim - Winter snow/ice damage: Adjuster estimate has been sent to GNY. Expect to hear from GNY shortly thereafter with final claim numbers. APM has entered into a contract with F N Builders Inc. as general contractor to repair the units where insurance claims had been authorized. Gutter replacement was part of the insurance claim.
8. Frost heaves - walk to be scheduled.
9. Welcome letters - deferred.

**New Business:**

1. Tag Sale slated for June 4th - organized by Al Penland and Michelle Pizzatola.
2. Shared common expenses with SMV IV - further information needed.
3. Establishing business operating procedures - circulated for further discussion.
4. Discussed request of unit owner Gail White (62 SMD) to replace windows and doors in her unit at her own expense. Manager to get further information re the request including why the windows and doors need replacing.

At 9:25 PM the Board went into executive session. (JF/AP)

At 9:38 the Board reconvened in regular session.

The Board voted to engage APM to perform wood replacement to the units to be painted in 2011 as per the APM proposal of 5/10/2011. (RN/AP)

The Board adjourned at 9:39 PM (JF/AP)