

SOUTH MILL VILLAGE ASSOCIATION, INC

EXECUTIVE BOARD MINUTES

July 25, 2011

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

The meeting was called to order at 7:02 PM.

No unit owners were present.

The minutes of the June meeting were approved with the addition of a sentence relating to modifications to the unit owner memo on maintenance standards. (JF/AB)

Manager's report:

No separate report (taken up under old and new business)

Financial Report:

The treasurer reported that the budget was still on target. The manager was questioned regarding the special assessment revenue, condition of garage doors and questions regarding premature deterioration to pavement from previous repaving projects.

Old Business:

1. Maintenance standards: The Board agreed to review and advise re issues raised at the June meeting.
2. Painting 2011 project is essentially completed and appears to be without major problems.
3. Winter 2011 Storm Damage and Insurance Claim: Painting and Floor Remediation Project on schedule and expected to be substantially completed before Labor Day. APM is waiting for final adjustment from GNY.
4. Internal Business Operating Procedures - deferred.

New Business:

1. New Unit Owner Information Form - Board discussed how to obtain timely information from new unit owners.

New Issues:

1. 117 SMD - seed area this fall.
2. 127 SMD - slider replacement estimates to be completed.
3. 145 SMD - drainage issue - deferred to get more information
4. 62 SMD - determined that one window has failed and needs to be replaced.

At 8:06 PM the Board went into executive session. (AP/JF)

At 10:40 the Board reconvened in regular session.

The Board adjourned at 10:42 PM (JF/RN)