

OLYMPIA

BOARD OF DIRECTORS MEETING
July 18, 2011-draft

BOARD MEMBERS: John Carter President, Lee Goldman Vice President, Anthony Petrucci Director were present. Janet Kroll Secretary and Jared Stern Director were absent. Representing Bristol Management was Terri Streng, Property Manager. Also in attendance were twenty (20) residents.

MINUTES: Anthony Petrucci motioned and Lee Goldman seconded to approve the May 23, 2011 meeting minutes. All were in favor, motion passed. Lee Goldman motioned and Anthony Petrucci seconded to approve the April 2011 formal report from the Landscape Committee. All were in favor, motion passed.

COMMITTEES: The nomination of a chair person for the ARC Committee and the Violation Committee was tabled until next month's meeting. The manager will be working on the paint selection process and a meeting will be scheduled with the village managers to turn over the responsibility to the village associations.

FINANCIALS: The board package included the June financials and the delinquency report. **John Carter motioned and Lee Goldman seconded to move \$300,000.00 from the Reserve Account at Wells Fargo to TD Bank. All were in favor, Motion passed.** Terri Streng reviewed the financials. The Landscape Maintenance line item is currently over budget (\$41,533.75); this is due to the Tree Trimming project being completed from April – July. This will balance out by year end. The Bad Debt line is over budget (\$42,770.74); this is due to an increase in bank foreclosures, this may improve by year end if the banks sell these properties. The Pool & Fountain line item is over budget (\$35,464.35); this is due to a complete refurbishment of the pool, spa and kiddie works. The repairs done in these areas were budgeted for in the 2011 approved budget and will balance out by year end. Additionally, the line item for Fertilization & Pest Control is under budget \$37,890.10; this line item will increase in November when the White Fly treatment is completed on the Fichus Hedge on Master common area. The line item for Rec Sales and Wages is under budget \$14,380.50. The Association has not requested a developer advance from at this time.

Included in the Board Package was an agreement from Pudlit Joint Ventures to pay the association \$17,584.92 in past due assessments which included attorney fees, on three (3) properties they purchased in 2008.

MANAGER'S REPORT: Terri Streng reviewed the current action items. Specifically, the completion of the approved repairs at the 441 entrance, 14 leaning signs throughout the community, replacement of a treadmill and a TV in the fitness center, the completion of the tree trimming project, lights that were out in the basketball court and along Fatio Blvd. Also, due to raccoons entering through the soffit area of the clubhouse roof, Latite roofing repaired the hole in the wall and they replaced 34 broken roof tiles.

Included in the board package was a list of residents who are currently more than 90 days past due on their assessments. **Lee Goldman motioned and Anthony Petrucci seconded to deactivate the transponders and clubhouse access cards for those past due. All were in favor, Motion passed.**

OLD BUSINESS: Included in the board package was an engineering study from Mackenzie engineering. The purpose of this study was to provide alternatives and a recommended action to the “Board to reduce or eliminate the loitering adjacent to the Easton monument and cut-through of the neighborhood by youths and trespassers. This report listed six (6) options. **Anthony Petrucci motioned and Lee Goldman seconded to restore the area landscape to the original condition. Install additional plant material to thicken the hedge. With the additional plant material incorporate a thorny, prickly type of plant material and to install another planter pot on the slope area of the monument to discourage the youths from sitting on the slope. All were in favor, Motion passed.** John Carter suggested reaching out to the four (4) villages that are located at each corner of Olympia and splitting the cost 50/50 to obtain a PBSO detail at each corner before and after school during the first two weeks of school in August. The property manager will look into this.

Rob Belline a representative from Safehouse Systems spoke with the Board and the membership on the progress of the software installation. He answered several questions from the residents. Rob Belline stated that the gatehouse has only one line for the voice server/guest authorization. **Anthony Petrucci motioned and Lee Goldman seconded to add an additional phone line at the guard houses and a line at the clubhouse for the fax machine. All were in favor, Motion passed.**

Included in the board package was a proposal from Homes by Salavatore to lower the ceiling in the guard house, remove and lower the current a/c vent, remove the damaged drywall from an a/c leak and remove any mold that is currently in the walls. **Anthony Petrucci motioned and Lee Goldman seconded to accept the proposal at a cost of \$9430.00. All were in favor, Motion Carried.**

NEW BUSINESS: Included in the board package were two proposals to add a speed hump at the Lyons and Stribling entrance in front of the first resident gate arm. **Lee Goldman motioned and Anthony Petrucci seconded to approve the proposal from M & M asphalt at a cost of \$1040.00. All were in favor, Motion carried.**

The board package included proposals to repaint the large light sconces along the entrance roadway at 441 and Forest Hill. **Anthony Petrucci motioned and Lee Goldman seconded to approve the proposal from Masterpiece Painting Contractors at a cost of \$1440.00. All were in favor, Motion carried.**

Terri Streng discussed the Bristol Hurricane Work Authorization Policy. Anthony Petrucci motioned and Lee Goldman seconded to approve the policy. All were in favor, Motion carried.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:32 PM. The next meeting is scheduled for August 15th, at 5:00 PM. A transition/finance committee meeting is scheduled for August 22nd at 6:30 PM.