

Board of Directors Meeting

03-05-2015

6:00 PM

Stamford Clubhouse

Present: President, Ann Gulisano, Vice President, Lou Cabibi (via telephone), Secretary/Treasurer Rose Wright, Property Manager, Charlene Linn

Absent: BOD members, Peter Winch and Trish Beucher

The meeting opened at 6:00 PM.

The roll call took place. Peter Winch and Trish Beucher were absent. Lou attended via telephone. Ann Gulisano and Rose Wright were present.

The agenda was presented.

Ann Gulisano gave the Presidents' report. She mentioned that the software in the Meadows (MDPOA affiliate) had been hijacked and that she would be making a motion to prevent theft of our software.

Rose Wright gave the Treasurer's report.

Ann Gulisano made a motion to have PMF Development repair a depression near unit 3411 and 3409 at a cost of \$14,175 to be taken from the reserve funds. Rose Wright seconded the motion. Lou Cabibi voted in favor. Motion passed.

Ann Gulisano made a motion to hold the annual meeting on Wednesday, April 29, 2015. Lou Cabibi seconded the motion. Rose Wright voted in favor. Motion passed.

Ann Gulisano made a motion to have No Pressure Roof Cleaning clean all the Villa roofs, the Wellesley roofs and the Stamford roofs at a total cost of \$40,702 to be taken from the reserves. A discussion ensued. As a result, the motion was withdrawn. Ann Gulisano then made a motion to have No Pressure Roof Cleaning clean the Villa roofs at a cost of \$15,335 to be taken from the Operating funds. Rose Wright seconded the motion. Lou Cabibi voted in favor. Motion passed.

Rose Wright will review the financial position and the cleaning of the Wellesley roofs and the Stamford roofs will be addressed at the next BOD meeting. The Sandalwood roofs use a different process. However, Ann Gulisano, was going to investigate cleaning the Sandalwood shingles and that would be addressed in the 2016 budget.

Ann Gulisano made a motion to have Timber Tree Company, Inc. remove 29 dead trees per schedule at a cost of \$11,555 to be taken from the reserves. Rose Wright seconded the motion. Lou Cabibi voted in favor. Motion passed.

Ann Gulisano made a motion to hire VTechProSolutions to install the Proactive Computer Management system to monitor our computer systems at an annual cost of \$1678.80 per year to be billed at a monthly rate of \$139.90. The costs are to be charged to Professional Fees. Lou Cabibi seconded the motion. Rose Wright voted in favor. Motion passed.

Background checks for new renters were tabled until a later date. Charlene Linn is to contact the attorney for a recommendation.

The meeting adjourned at 7:25 PM.

Rose Wright, Secretary/Treasurer

03/08/2015

*Approved at  
BOD Meeting  
6-10-15*