

ENVIRON HOA
BOARD OF DIRECTORS MEETING
SEPTEMBER 20, 2004
MINUTES

Board members in Attendance:

Michael D'Andrea
Jill Abraham
Fred Entin
Ken Hickey
Shireen Ambush, PCAM
Property Manager, Abaris Realty, Inc.
5 homeowners

The meeting was called to order at 7:00 p.m.

HOMEOWNER COMMENTS:

None

MINUTES:

Ken Hickey made a motion to accept the minutes of the August 25, 2004 Board meeting as submitted. The motion was seconded by Jill Abraham and carried unanimously.

MANAGEMENT REPORT:

The Board reviewed various correspondences to and from management which were exchanged since the date of the last Board meeting.

The Board discussed the problem of trash at the pond. It was suggested that the Environ HOA sub-communities consider installing mesh grate covers over the storm drain openings in the parking lots to prevent trash and debris from entering the drains which then causes it to be deposited at the pond area. The Board also discussed the response from the HOA's legal counsel, David Gardner regarding the contraption that was recommended several years ago which could be installed at the pond to capture the trash & litter. This contraption is quite a costly endeavor but perhaps the County and/or commercial entities which contribute to the storm water which flows into the pond could share in the expense of installing and maintaining this device. The Board agreed to ask Mr. Gardner to notify Vincent Berg, the individual who raised this idea several years ago, of the Board's interest in pursuing this matter further.

The Board reviewed Mr. Gardner's recommendations pertaining to the Wildlife Committee Resolution drafted by individuals who have volunteered to serve on the Committee once it is officially appointed by the Board. Mr. Gardner had a few changes which were reviewed. Mr. D'Andrea made a motion to accept the resolution as amended by Mr. Gardner. The motion was seconded by Ken Hickey and carried unanimously. Once the resolution is revised and executed, it will be mailed to all Committee members.

The Board reviewed the renewal grounds maintenance and snow removal contract from Lawn Ranger. A concern was raised regarding the weekly litter cleaning around the pond perimeter which is part of the grounds contract. Residents of the Waterview community who were in attendance at the meeting advised that they have never seen the litter cleaning service being performed. It was agreed that management would inquire of Lawn Ranger as to the schedule of this service and if it is performed on certain days of the week. After careful review and consideration, Mike D'Andrea made a motion to accept the renewal contracts. The motion was seconded by Jill Abraham and carried unanimously.

It was reported that the aerators at the pond are not working. Ms. Ambush will inquire with EQR as to whether the part which was ordered a few weeks ago has arrived and when the aerators are expected to be functioning again. The Board agreed to repeat the same procedure as last year and have the fountain at the pond pulled and stored for the winter season. This will prevent unnecessary wear and tear on the fountain if it is exposed to the elements over the cold winter season. The fountain will be re-installed next spring. The Board agreed to have a thorough pond cleaning performed by EQR in late fall.

OLD/NEW BUSINESS:

The Board reviewed the 2005 draft budget for Environ HOA. Several line items in next year's budget have increased due to rising operating costs. The Board discussed these items in detail. After careful review and consideration, Mike D'Andrea made a motion to approve the draft budget which included an increase of \$2 per unit per month in the HOA fee for next year. The motion was seconded by Ken Hickey and carried unanimously.

There being no further business, the meeting was adjourned at 8:25 p.m. The next meeting will be held on Monday, October 18, 2004.