

ENVIRON HOA
BOARD OF DIRECTORS MEETING
OCTOBER 17, 2005

Board members in Attendance:

Michael D'Andrea
Jill Abraham
Bob Sigillito
Shireen Ambush, Property Manager

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

MINUTES:

Michael D'Andrea made a motion to accept the minutes of the July 18, 2005 Board meeting as submitted. The motion was seconded by Jill Abraham and carried unanimously.

MANAGEMENT REPORT:

Various correspondences to and from management were reviewed but did not require Board action.

The Board reviewed bids for crack filling, repairing and color coating the two tennis courts in the community. After careful consideration, the Board approved the proposal from American Tennis Courts. The Board agreed to change the color of the courts to blue and grey. The work will be done this fall, weather permitting.

The Board reviewed the draft 2006 budget. The budget proposed no increase in the HOA fee for next year and the reserves are being funded in accordance with the reserve study conducted a few years ago. After discussion, Mike D'Andrea made a motion to approve the budget. The motion was seconded by Bob Sigillito and carried unanimously. The approved budget will be mailed to all owners.

The Board had a brief discussion about allowing non-residents of Environ to purchase membership to the pool over the summer. Mr. D'Andrea advised that this was done one summer long ago and there are many drawbacks. First, the insurance costs to the HOA would increase. Second, the pool facility will become overpopulated with non-residents of the community which led to major problems in the past. The Board ultimately concluded that the benefit of the additional revenue generated from outside pool memberships do not outweigh the problems that are encountered. Furthermore the HOA fees comfortably and fully afford the expenses needed to run the pool facility hence; there is no need to consider outside memberships.

The Board voted unanimously to release payment to Chamberlain Contractors in the amount of \$2515 for paving of the 16 parking spaces located in front of the pool clubhouse. These spaces were paved in conjunction with the Champlain HOA repaving project and the project has been successfully completed.

The Board authorized management to have the carpets in the clubhouse professionally cleaned.

The next meeting will be held on Monday, November 21, 2005 at 7 p.m. at the community clubhouse. There being no further business, the meeting was adjourned at 7:30 p.m.