

ENVIRON HOA
BOARD OF DIRECTORS MEETING
NOVEMBER 21, 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:

Bob Sigillito made a motion to accept the minutes of the October 17, 2005 Board meeting as submitted. The motion was seconded by Mike D'Andrea and carried unanimously.

MANAGEMENT REPORT:

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

Ms. Ambush reported that the tennis court refurbishment project could not be completed 100% due to the cold weather. The crack filling material would not adhere properly due to the cold temperatures. The contractor did the best he could with the cracks and then applied one coat of the new color so that the courts could be usable over the fall and winter. Next Spring, the contractor will return to re-do the crack filling completely and apply 2 additional coats of the new color. The contractor has only been paid the deposit thus far and final payment will only be released upon completion of the project next spring.

The Board reviewed the proposal from Georgetown Aquatics for pool related repairs and supplies. After brief discussion, Bob Sigillito made a motion to approve the proposal. The motion was seconded by Jill Abraham and carried unanimously.

The Board reviewed the renewal proposal from Seasonair for the preventive maintenance on the clubhouse HVAC systems. The preventive maintenance includes quarterly inspections of the indoor and outside HVAC units, changing of filters and routine maintenance. Jill Abraham made a motion to accept the proposal which was seconded by Bob Sigillito and carried unanimously.

The Board reviewed the draft 2004 audit report from Goldklang, Cavanaugh & Associates. After discussion, Bob Sigillito made a motion to accept the draft audit. The motion was seconded by Mike D'Andrea and carried unanimously.

The Board reviewed a recommendation from the independent auditing firm, Goldklang, Cavanaugh & Associates recommending that the Association pass an annual resolution for tax purposes. This resolution has been passed by the Board every year since inception of the HOA. Accordingly, Jill Abraham made a motion that the Association elects to apply all or part of any excess assessment income to the following year's assessment and that such final amount shall be at the Board's discretion. The motion was seconded by Bob Sigillito and carried unanimously.

Ms. Ambush reported to the Board that last month, the pool company employees went to the bathhouse to inspect the facility and make sure the winterization was complete when they found a homeless man in the men's bathroom. The man had broken into the bath house by breaking two windows on the lower level of the building. He told the pool company employees that he had a gun and he then fled the premises. The Police were called and were able to identify and apprehend the homeless man based on information that he left in the bath house. He was arrested and will be charged for all the damages that he caused including the two broken windows, graffiti on the walls, damage to the pay phone and soda machine and damage to the locks on the pool house doors. Ms. Ambush further advised that she has contracted with various vendors to have the damage restored. All the locks have been replaced, the windows have been boarded up and the inside of the bathhouse has been cleaned and disinfected. Ms. Ambush presented the Board with an estimate to have all the windows on the lower level of the clubhouse replaced with shatter proof glass so as to prevent break-ins in the future. After reviewing the proposal from All Four Seasons, Mike D'Andrea made a motion to approve it. The motion was seconded by Jill Abraham and carried unanimously.

Ms. Ambush advised the Board that the pond is in need of a major cleaning. There is a lot of debris that has accumulated at the drain areas from the recent storms. The Board unanimously agreed to authorize EQR to perform a major cleaning of the pond area and drains.

The next meeting will be the Annual Meeting which will be held on Monday, December 19, 2005 at 7 p.m. at the community clubhouse. There being no further business, the meeting was adjourned at 7:40 p.m.