

Daylesford Lake Condominium Association

Minutes of Board Meeting held Tuesday, March 28, 2006 at 6:30 P.M.

Present:

*Brian Bagnall, Tom Barger, Ruth Cummins, Finbar McEvoy, David Peck
Ann DiGiacomo, CMCA, The Wentworth Group*

AGENDA

Item	Description of Agenda Item
1	<p>Finish Agenda from 2/27/06 meeting</p> <ul style="list-style-type: none"> - Remaining agenda items were discussed - The Newsletter will be completed this week and distributed to homeowner doors - Mr Jebran CPA will audit our 2005 financials - 81 homeowners have paid the 2006 Assessment in full – a great help - Driveway repairs and sealing – these will now be a homeowner responsibility and included in a new list being drawn up to clarify what the Association does - Information about insurance will be posted on the website that reminds owners to be sure that their homeowner policies cover the first \$50,000 for catastrophic loss that is not covered by the Association’s policy. David Peck to review the adequacy and coverage of our current Assoc Insurance. - Fines policy will be reviewed to increase fines for repeated infractions - Snow clearing contractor will now include removal of plowed snow from driveway “aprons” (curved curbing at entrance) - Owners will be requested not to feed birds where geese are being attracted - An RFP was submitted to the engineering consultant (R. Corapi)
2	<p>Approval of Minutes of Previous Meeting 2/27/06 – including Financial Report</p> <p><i>Minutes and report were approved</i></p>
3	<p>Comments on Site Manager’s Weekly Reports for past month</p> <p><i>Ann was thanked for these excellent weekly reports</i></p>
4	<p>Victor’s Work Log</p> <p><i>Now listed in Manager’s Reports</i></p>
5	<p>Minutes received from Committees</p> <ul style="list-style-type: none"> - Minutes and reports were discussed. In view of the many complex high-priority projects that must be completed this year it was decided to focus more on task-driven assignments with direct help from various committee members and other volunteers. Ann and Finbar will draw up a list. Some committees are not able to meet each month and cannot keep pace with the tasks that need weekly or daily attention. - Lawn care is being reviewed to improve results and the new mulch will be delivered in the next 10-12 days. - The Board approved the use of “Eon Exotic Teak” synthetic wood for deck floor replacement. This material will never need staining and won’t rot, offsetting its higher cost. The Board must approve any requested alternatives. - The first building inspection reports have been received from our new volunteer Community Representatives (a.k.a. Block Captains). Their observations will greatly help the Site Manager plan for appropriate maintenance and repair work. Thanks to those who have helped start this important pilot program.

6	Open Semi-Annual Homeowners Meeting <i>Now set for May 24, 2006 at the township building</i> <i>Ann and Finbar will draft the proposed agenda for this important meeting</i>
7	Re-Sales – <i>None reported for the month</i>
8	FINANCIALS: <i>Operating Account – Cash available as of 3/23 = \$75,579.53</i> <i>Reserve Acct. \$154,671.54 – Firsttrust account now paying 4.5%</i>
9	Balance Sheet ending 1/31/06 – <i>To be reviewed by Tom</i>
10	Audit for 2005 – <i>Pending</i>
11	Policy for spending & approval by Manager according to Management Contract \$1,000. – <i>Board approved with M&R reviewing bids and Tom B. approving.</i>
12	Delinquencies as of 3/23/06 – <i>Some back payments have been received. Others still in legal</i>
13	In and Out Correspondence – <i>Reviewed</i>
14	Violations – <i>Reviewed</i>
15	Meeting with Bob Corapi, engineering advisor from TBS on 3/16/06 — <i>Bob can survey the Community in April and will come to the May 24th meeting.</i>
16	Architectural & Landscape work – <i>Goose control – 2nd application to begin on 3/27 on Shoreline</i> – <i>Seasonal flowers around community will be installed by volunteers.</i>
17	By-Law & Declaration Changes – <i>Board hired Stephan Richter, Esq. – he will attend May 24th meeting.</i> – <i>Capital Contribution increase proposal – needs to be mailed to Community before May 24th for vote. Earlier increase was rescinded pending community approval.</i>
18	Pool Contract – <i>Woolery invoiced Community on 3/22 (1st installment \$2,000)</i>
19	Bids received <i>Some have been updated since 3/15</i> <ul style="list-style-type: none"> • <i>Painting –</i> • <i>Roof</i> • <i>Preventative Maint. Roof bids – from KPI and Worthmore (with pictures)</i> <i>Bob Caropi to give his opinion.</i> <ul style="list-style-type: none"> • <i>Stucco bids pending</i>
20	Bids requested and pending – <i>KPI – capping all fascia, rake and wood trim – requested by Joel – pending</i>
21	Two articles sent to Board by e-mail <i>Chem free lawn</i> <i>“How to Special Assess”</i>

22	Demonstration: <i>- Tentative – to clean the roof at the Clubhouse – scheduled for April 22nd tentative depending on weather</i>
23	Painting <i>- Decision was made to hire Jacoby to complete work unfinished from 2005. Victor will help supervise the work</i>
24	Responsibility Chart <i>– Revised list to be distributed to residents</i>
25	Call Back – Wells and Sons Chimney <i>– Wells will be back sometime in Spring to re-spray 43 chimneys</i>
26	New Business <i>- Ann to reactivate Association debit card so that contractor work is facilitated</i>
27	Adjournment: 9.00 P.M. <i>**Next Board Meeting set for Tuesday, April 25th at 6:30 P.M.</i>

Final Minutes submitted April 2nd by Brian Bagnall, Secretary