

**DAYLESFORD LAKE CONDOMINIUM ASSOCIATION**

**MINUTES OF BOARD MEETING ON WEDNESDAY, OCTOBER 11, 2006 AT 6:30 P.M.**

**Present:**

Liz MacGibbon, Finbar McEvoy, David Peck, Cindy Raymond  
Ann DiGiacomo, CMCA, The Wentworth Group

**AGENDA**

<b>Item #</b>	<b>Description of Agenda Item</b>
<b>1.</b>	<p><b>Meeting called to order: Finbar McEvoy</b></p> <p>Mary Sigel resigned from her position as a member of the Board and from the office of Secretary, effective September 18, 2006. The Board acknowledged and was most appreciative of Mary Sigel's service on behalf of the community, as a Board member and as liaison to the Maintenance Committee. Liz MacGibbon was appointed to serve in Mary's place for the remainder of the term to which Mary was elected.</p>
<b>2.</b>	<p><b>Agenda for Annual Meeting</b></p> <p>The Board unanimously approved changing the date of the Annual Meeting to November 29, 2006, at 7:00 p.m., to accommodate Tom Barger's travel schedule. The Board then discussed the agenda for the Annual Meeting. The Board agreed that Finbar McEvoy should open the meeting and that the Treasurer's Report of Tom Barger should follow Finbar's presentation. The Board further agreed that Brian Friel of Smith Insurance Associates, Inc., Stephan Richter, Esquire of Terry W. Clemens &amp; Associates, P.C., and Daniel Rush, P.E. of FWH Associates, P.A. should be invited to speak at the Annual Meeting.</p>
<b>3.</b>	<p><b>Approval of Minutes of the Meeting held on August 29, 2006</b></p> <p>The minutes of the meeting were approved.</p>
<b>4.</b>	<p><b>Manager's Weekly Report Logs</b></p> <p>The Board thanked Ann for her comprehensive weekly reports.</p>

<p><b>5.</b></p>	<p><b>Victor's Work Log</b></p> <p>The Board reviewed and approved Victor's work log, which is now set forth in the weekly Manager's Reports. Ann advised the Board that Hegarty Maintenance Co. proposed an increase in the hourly rate for a maintenance person from thirty dollars (\$30.00) per hour to thirty-five dollars (\$35.00) per hour. The Board agreed to make a counter-proposal of thirty-three and 50/100 dollars (\$33.50) per hour and to interview other maintenance companies.</p>
	<p><b>Financials</b></p> <p>The Board discussed the proposed 2007 budget in detail and recommended various adjustments, as well as the inclusion of additional line items.</p>
<p><b>6.</b></p>	<p><b>Committee Reports</b></p> <p><u>Communications Committee-</u></p> <p>Finbar McEvoy discussed the newsletter with Sherry Walters and Nancy Lowe. Sherry and Nancy proposed several topics for inclusion in the newsletter, including our insurance deductible, cleaning of dryer vents, gas fireplaces and chimneys, pruning of plants and bushes and rules regarding garage doors, parking and satellite dishes.</p> <p><u>Landscape and Architecture Committee-</u></p> <p>Cindy Raymond stated that the Landscape and Architecture Committee recommended Piedmont Designs to commence work on a master landscape plan and to design plantings for various areas in the community. The Board approved a contract with Piedmont Designs.</p> <p><u>Maintenance Committee-</u></p> <p>Finbar McEvoy stated that the Maintenance Committee did not hold a meeting during September 2006.</p>
<p><b>7.</b></p>	<p><b>Condominium Association Institute</b></p> <p>Finbar McEvoy recommended that the Board members join The Pennsylvania and Delaware Valley Chapter of the Community Associations Institute. The Board unanimously approved obtaining one membership.</p>

<b>8.</b>	<b>Management Contract</b>  Finbar McEvoy advised the Board that the Association received proposals for management services from The Wentworth Group and from other management companies.
<b>9.</b>	<b>Work Orders</b>  Ted DeMaio from FWH Associates, P.A. inspected approximately eighteen (18) units that are experiencing water leaks. The Board reviewed Ted's report and recommendations.
<b>10.</b>	<b>Delinquencies</b>  The Board reviewed unit owner accounts receivable. Two previously delinquent accounts were paid in full. The Association agreed to a payment plan with respect to one delinquent account and obtained a judgment in its favor with respect to another delinquent account. No new accounts were added to the list of delinquencies.
<b>11.</b>	<b>Manager's Report</b>  The Board approved a contract with Rowles Paving to repair storm sewer drains. In response to requests by several homeowners, the Board agreed to obtain bids to extend the fence along the perimeter of the complex. The Board then discussed the need to seal coat the roads within the complex during the spring of 2007.
<b>12.</b>	<b>Adjournment: 9:10 P.M.</b>  The Annual Meeting was scheduled to be held on November 29, 2006 at 7:00 p.m. The October meeting was then adjourned.

--	--