

SOUTH MILL VILLAGE ASSOCIATION, INC

EXECUTIVE BOARD MINUTES

FEBRUARY 22, 2010

ATTENDANCE: Jack Burke (via telephone), Jack Foley, Al Penland, Amy Brodeur, Rich Nicholson, Eric Schaefer of APM and unit owner Linda De Silva.

The meeting was called to order at 7:03 PM.

MINUTES:

The minutes from the January 25 Board meeting were read and accepted.
(Nicholson/Penland)

WATER DAMAGE 73 SMD:

The chair introduced Linda DeSilva, owner. The chair explained that there appeared to be two issues, water damage in the area of a bathroom basement and completion of the installation of the new vanity and related plumbing. The latter is in process, so the focus of the discussion was on the source of the water damage and the responsibility therefore. Ms De Silva explained her understanding that the source of the water was from plumbing external to her unit for which the Board is responsible. The Board indicated that it would take the matter under advisement.

OLD BUSINESS:

- There is no new information concerning the Kamis request for an easement for drainage purposes.
- The consensus of the Board is that a letter should be addressed to the Town concerning the supply of water to Phase V.
- APM has sent requests for proposals to a number of law firms for review of the condo documents, as required by new legislation.

- Eric Schaefer reported that the Goodrich proposal for repair of chimneys can be scheduled over several years.
- The Board reiterated its request that APM follow up on several questions regarding the Prime Touch painting and siding repair proposals.
- Eric Schaefer reported additional responses to the request for proposals for paving are expected.

NEW BUSINESS:

- Eric Schaefer indicated that there is a short in the street lights for the Overshot area and that this cannot be addressed until the ground thaws.
- It was noted that the APM is in the process of determining whether there continues to be interest in installing a satellite dish at 132 SMD and whether the owner has filed the lease agreement with APM.
- APM will follow up on a question from 82 SMD concerning the snow assessment.
- Discussion of major projects and open work orders was deferred to the next meeting.
- APM will provide information about the replacement of the light fixture at the beginning of the Overshot driveway with view to developing a plan for dealing with deteriorating light fixtures.
- Rich Nicholson indicated that he would provide APM with a list of owners for whom we do not have email addresses with the request that APM write to solicit same so that we can more effectively and economically communicate with unit owners via email.

ADJOURNMENT:

At 8:38, the Board voted to adjourn the public meeting and reconvene in Executive Session to discuss the following matters (Nicholson/Penland):

- Strategy regarding resolution of water billing issues.
- Legal advice concerning enforcement of rules.
- Legal advice concerning insurance and repairs.
- Legal process for payments in arrears.