

SOUTH MILL VILLAGE ASSOCIATION, INC

EXECUTIVE BOARD MINUTES

March 22, 2010

ATTENDANCE: Jack Burke & Jack Foley (via telephone), Amy Brodeur, Rich Nicholson, Eric Schaefer of APM.

The meeting was called to order at 7:14 PM.

MINUTES:

The minutes from the February 22 Board meeting were read and accepted.
(Nicholson/Brodeur)

OLD BUSINESS:

- The Board agreed to convening a joint meeting with SMV Phase IV to hear a presentation by Atty. Matt Perlstein
- The Board discussed sending a letter to the unit owner of 73 South Mill Drive regarding payment of the replacement of a vanity. The manager was directed to draft a letter articulating the Board's position that the unit owner was responsible for the replacement cost. However, the Board recognized that there appeared to be conflicting versions of how the vanity came to be replaced and whether the unit owner was made aware of the assumption of financial responsibility for the replacement. The facts not being clear, the consensus of the Board was that a letter should be written in which the Board offers to assume one-half of the cost of the repairs. The unit owner would be advised that there is no indication that the damage to the vanity and drywall are in any way the responsibility of the Association.
- The paving proposal was discussed. APM was in the process of obtaining further proposals.
- The allocation of water usage charges was discussed. APM was to meet with Phase IV on the following Thursday.

- It was noted that the letter to the unit owners regarding the adoption of new rules had not been sent.
- The Board reiterated its request that APM follow up on several questions regarding the Prime Touch painting and siding repair proposals.

NEW BUSINESS:

- Street lights were discussed. APM would provide additional information on the selection of a new street lamp product.
- Amy Brodeur distributed copies of the Annual Audit.
- A discussion pertaining to a letter received from unit owners Fucci (127 SMD) regarding a proposed modification of the unit. APM was to advise the owners as to next steps as per the Association's procedures.
- A discussion ensued as to the responsibility of the Association for chimney inspections.

ADJOURNMENT:

At 9:31 PM , the Board voted to adjourn the public meeting and reconvene in Executive Session to discuss the following matters (Foley/Brodeur):

- Strategy regarding resolution of water billing issues.
- Letter to the Town of Glastonbury regarding water service for a proposed Phase V.

The executive session adjourned at 10:17 PM (Nicholson/Burke)