

**SOUTH MILL VILLAGE
EXECUTIVE BOARD MINUTES
OCTOBER 27, 2008**

ATTENDANCE: Jack Burke, Jack Foley, Amy Brodeur, Rich Nicholson, Al Penland, and Chuck Hannah from APM. Ron Hrubala, Senior Vice President of USI Insurance

The Meeting was called to order at 7 PM.

MINUTES

The minutes of the September 22, 2008 meeting were accepted with a modification to show the maker and a second to a motion on the Corporate Resolution adoption. **(J. Burke/A. Brodeur)**

HANDRAIL REQUEST:

The owner of Unit 87 has requested that she be allowed to have a handrail installed on the right side of her steps due to a decrease in mobility. Motion was made to approve the installation of a single wrought iron handrail on the right side of the steps to Unit 87 consistent with the existing handrail and in conformity with others in the community. Installation must be done by a licensed and insured contractor and at the unit owner's expense. **(J.Burke/R. Nicholson)**

ROOFS

It has been noted that several roofs in South Mill Village have staining, which has been classified as mildew caused by the fact that the sun is not getting to that side. Pressure washing using a bleach like solution should remove the mildew. APM has been authorized to proceed.

RENEWAL OF ASSOCIATION INSURANCE:

The Executive Board listened to an insurance presentation from Ron Hrubala, CPCU, from USI. The purpose of the presentation was to fully apprise the Executive Board of the options available to fulfill the Executive Board's requirements to perform necessary due diligence each year as it seeks to obtain the required insurance coverages for the Association.

A motion was made to authorize the appointment of USI as Insurance Broker of Record for the Association and for USI to obtain all quotes necessary and make a recommendations for the 2009 year. **(R. Nicholson/J. Foley)**

REQUEST FOR WHITE PINES:

Peter Capra, a resident of Phase 4, not a part of our Association, has requested that the Board approve the planting of two white pines on the Association property to give his unit more privacy from the 4 garages directly behind his unit, that are part of this Association. A motion was made that Board approve the installation of the two white pines with the condition that the

piners become the property of the Association. Mr. Capra will be required to provide initial care and be responsible for their nurturing them for the first year. The Board authorized APM to communicate the aforementioned approval and conditions to Mr. Capra. **(J. Foley/A. Brodeur)**

REQUEST FOR AN ADDITION ON UNIT 127:

The Board acknowledges receipt of the conceptual and preliminary request to add a three season room on to Unit 127. The unit owner is seeking non binding guidance, prior to making a formal request, on whether and to what extent the addition might be approved. The material however, was not received in time for the matter to be discussed by the Board.

ANNUAL MEETING:

The Annual Meeting will be held at Glastonbury Community Center on December 2, 2008 at 7 PM.

MOTION TO ADJOURN: Motion was made to adjourn at 9:40 PM. (J. Foley/R. Nicholson)