

2019 Annual Meeting Minutes
May 1, 2019 at 6PM in Fuller Pond Village Clubhouse

Present: Jeff Garber- Chairman Kevin Kiley-Treasurer, Marie Janiak, Rich MacDonald, Fred Nelson

Present for Barkan Management: Jay Miller - Portfolio Manager, Sarah Luscomb - Administrator, and Jim Donnelly – Maintenance Supervisor.

1. Call to Order
 - a. It was announced that a quorum has been reached.
 - b. The meeting was called to order by Board Chairman Jeff Garber at 6:00 PM. Jeff welcomed everyone to the meeting and introduced the Board and Barkan Management team. Jay Miller, our new Portfolio manager from Barkan Management gave a talk informing those in attendance of his background and experiences.
2.
 - a. A motion was made from the board to approve the 2018 CPA reviewed financials. The motion was unanimously approved by the board.
3. Approval of the Minutes of the previous Annual Meeting of Unit Owners
 - a. Jeff Garber asked for a motion from the floor to approve the 2018 annual meeting minutes. The motion was made and approved.
4. Presentation of financial report and discussion.
 - b. Jeff Garber recapped the 2018 financials which had been reviewed by our CPA Keane and Company and approved earlier in the meeting by a vote of the board.
5. Update on indoor Pool Project
 - a. Tom Scarlata of Bargmann, Hendrie & Arcbetype, Inc. explained the process to go forward with the pool renovation. Now that the demolition has been done specs. are being written for the renovation which will include a new HVAC system for the area. He explained that there have been many changes in technology and pool enclosure engineering since our facility was constructed over 30 years ago and the specs once followed will result in a much more efficient enclosure. Once the specs are completely drafted the project will go out to bid. The board stated that the failure of the indoor pool enclosure including the HVAC system was an unexpected and unbudgeted for event. It was then stated that the funds for the project would come from a special assessment or supplemental fee.
6. Landscape report by board member Marie Janiak
 - a. Marie explained the scope of work that Stefano's does on the property each week such as mowing trimming and weeding.
 - b. It was noted that our lawns are looking much better this year. It seems that the slice seeding project undertaken last fall is bringing the desired results.
 - c. Removal of dead trees which were identified in early spring have been removed.
 - d. The spring lawn application treatments have all been done.
 - e. Shrubs deemed to be dead or diseased will be removed starting around June 1 and replacements installed shortly thereafter.

Fuller Pond Village Condominium Trust

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- f. Summer flowers will be installed in early June.
 - g. The process for a resident requesting landscape work or landscape replacement's above and beyond the weekly maintenance was stated. The process is that a resident must fill out a Landscape request form which will be reviewed at the monthly landscape meeting.
7. Questions & Answers
- a. Jeff opened the meeting up for residents to make any comments or ask any questions of either the board or management that they wished to. Most questions pertained to the pool renovation project. There were also a few questions on the financials, landscaping and a discussion on the pros and cons on undertaking a tick spraying program.
8. Announcement of Trustee election results.
- a. It was announced by Jay Miller that Marie Janiak was re-elected to a two year term on The Board of Trustees and Steve Delaney and Alan Maravellis were each elected to a two year term.
9. Adjournment.
- a. The meeting adjourned at 7:45pm.