

Minutes of the Board of Trustees Meeting  
May 28, 2019

Present: Board of Trustees: Jeff Garber, Marie Janiak, Kevin Kiley, Steve Delaney, Alan Maravelias. Barkan Management: Jay Miller, James Donnelly, Sarah Luscomb.

1) Call to Order

Jeff called the meeting to order at 6:00 p.m. Jeff introduced the two new board members, Alan Maravelias and Steve Delaney.

2) Approval of Minutes

The board approved the minutes for the April Board of Trustees meeting.

3) Homeowner Comments /Requests

a) A resident of 2 Bellingham Court requested to be allowed to put sod down in his back yard at his expense. An abutting neighbor spoke in favor of the request. Although all board members were in favor of allowing the homeowner to improve the area, there was lengthy discussion on the subject of loam and seed vs sod as there was concern among some board members that without irrigation in the area the sod may die. After discussion the board voted 3 to 2 to allow the sod with Jeff Garber and Steve Delaney dissenting. Prior to the meeting the associations Landscaper Stefano's Landscaping had priced the work. The homeowner stated that he thought the price was excessive and asked if he could contract with another landscaper he knew to do the work as he felt his price would be lower. That request was denied and it was explained that although he is paying for the work, it is being performed on common property and the association can't have hundreds of landscapers working on our property. The board stated that there are only two approved landscapers that are allowed to work in Fuller Pond Village, Stefano's and DL Landscaping. Management will ask DL Landscaping to also price the work.

b)

A resident of 93 Fuller Pond Road asked the board to reaffirm a 2011 approval to install a 12' x 25' paver patio in the common area behind their unit. The homeowner was asked why the work wasn't done in a timely manner. The homeowner stated they were trying unsuccessfully to grow grass in the area. No abutting neighbors spoke in favor or in opposition to the request although there was some discussion from others in the audience.

A motion was made and unanimously approved to reaffirm the 2011 approval.

A resident of 71 Fuller Pond Road requested permission to set up a 30" bistro table with 2 chairs in the common area abutting the woods behind her unit. An abutting neighbor spoke in opposition to the request. There was also some discussion from others in the audience. The board unanimously denied this request.

4) Financial Report

- a) The board reviewed the April financials.
- 5) Unfinished Business
  - a) The board discussed the report done by Engineer Thomas A. Scarlata on the recommendations for the pool renovations. The prices will start going out to bid soon.
- 6) Landscape Update
  - Marie discussed the lawn applications from Sav A Tree were completed. The shrub replacements will start on June 3<sup>rd</sup>.
- 7) New Business
  - a) The board reviewed a draft list of masonry work with pricing, to be completed this summer. The board approved that the mason start with 10 -15 sets of

steps that need the most repair.

- b) The board discussed the fact that it has come to light that there are two or three garages whose circuits are wired to the wrong unit. The issue is that if the circuit breaker were to trip the breaker would be in a different unit and be an inconvenience to reset. The board approved to pay for the expense of Having MacInnis Electric correct these garages.

- c) The board discussed the situation of certain units abusing the trash pickup policy by putting out more than the allowed number of items. The concern is that if this continues our hauler may increase our rate costing everyone more money. The board asked Sarah to send out a reminder of the trash policy and also asked management to monitor the situation as best they could.

- 8) Work Order Report
  - The board reviewed the work orders called in since the last meeting.
- 9) Executive Session
- 10) Adjournment
  - The meeting was adjourned at 8:15 p.m.