

Minutes of the Board of Trustees Meeting
April 25, 2022

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

1) Call to Order

Jeff Garber called the meeting to order at 6:00 p.m.

2) The board approved the minutes for the March meeting.

3) Maintenance Supervisor Report

a) Jim updated the board on work in progress. The board reviewed and approved a masonry quote for front stairway repairs and replacements for 2022. Jim gave an update on asphalt repairs and replacements. Spring gutter cleaning will start May 4th. Building painting has started, six buildings plus the waste water treatment plant will be painted this year. Residents will be notified prior to their building being started.

b) The board discussed hiring a summer helper. This would be a 30 hour a week position for approximately 12 weeks. The position will be advertised.

4) Financial Report

Jay Miller and the board reviewed the March financials. Jay noted that most line items are running as expected with the exception of snow and ice removal which is over budget year to date.

5) Unfinished Business

a) The board gave final approval on outdoor patio furniture to be ordered.

b) The discussion pertaining to indoor clubhouse furniture was tabled pending more information.

c) The board discussed continuing with the gutter guard installation program. This was tabled to be further discussed at the next board meeting.

d) The board reviewed the annual meeting business. The Annual Meeting will be held on Wednesday, May 4th at 5 p.m. at the clubhouse.

6) New Business

a) The board reviewed an estimate in the amount of \$2,675 for installation of a practice wall at the tennis courts. The board voted to not approve this.

b) The board discussed adding additional guest parking spots throughout the property. This was tabled and will be revisited as driveways and roads get repaved in the future

c) The board approved our Verizon representative to sponsor a coffee and bagel breakfast for our residents at the clubhouse at which time marketing materials may be given out. Once a date has been set a notice will go out.

Fuller Pond Village Condominium Trust

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- 7) Landscape Update
 - a) Marie updated the board on landscaping. Huston Tree Service will be on the property doing tree pruning and removal this season. Sav A Tree will be on the property in May to do the first treatment of the flowering trees.

- 8) Executive Session

- 9) Adjournment – The meeting was adjourned at 8:30 p.m.