

***Shadow Lake Village
Minutes for the Business Meeting
January 26, 2006***

Call to order 9:30 am

Flag Salute:

Kevin Byrne

Roll Call:



Trustees:

- *Roger Nicholson*
- *David Anderson*
- *Margaret Mary Bambury*
- *Jane Beckett (excused)*
- *Kevin Byrne*
- *Walter Lohmann*
- *Cathleen Sullivan*
- *Warren Van Nosedall*
- *Angela Vullo (excused)*

Administration Manager:

- *Dan Cavalli & Kate Barrett*

Maintenance Manager:

- *Jim Sullivan & Mike Hynes*

Security Manager:

- *Captain Byrnes*

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Resident Attendance:



FINAL COPY WILL INCLUDE ATTENDANCE

Approval of Minutes:



A motion to approve the Workshop Minutes for December 8, 2005 was made by Walter Lohmann and seconded by Cathleen Sullivan. A motion to approve the Executive Session minutes for December 8, 2005 was made by David Anderson and seconded by Kevin Byrne. All members present voted in favor. A motion to accept the minutes of the December 13, 2005 Annual Budget Meeting was made by David Anderson and seconded by Warren Van Nosedall. All board members present voted in favor. A motion was made to accept the minutes of the December 15, 2005 Business Meeting by David Anderson and seconded by Walter Lohmann. All members present voted in favor.

Treasurer's Report:



By Warren Van Nosedall:

- *Warren Van Nosedall discussed the 2nd closing for 2005*
- *Income and expenses were reviewed*

Maintenance Report:



By Jim Sullivan:

- *Maintenance is currently at full staff*
- *Siding, painting and roofing is on going.*
- *There were 212 work orders this month. Of those, 200 have been closed with 12 still open.*
- *Tree work is continuing*

Security Report:



By Captain Byrnes:

- *Captain Byrnes reported that there had been 22 incident reports this month with a 14 minute response time.*
- *He advised all residents that if they are involved in an accident they should call the police*

- *Captain Byrne also reported that Real Estate agents must accompany all prospective buyers to the property. Residents are not permitted to hold an Open House.*

Administration Report:



By Dan Cavalli:

- *Dan Cavalli reported that he has been investigating alternative garbage vendors for Shadow Lake Village as well as looking for a new entry device to residents to use to gain access to the Village*

Committee Reports:

- ***David Anderson** reported that the Elections Committee is again being chaired by Mr. & Mrs. Erosh. The election will be held June 8, 2006. 318 affirmative votes are needed for the By-Law changes to be approved.*
- ***Cathleen Sullivan** reported that the Clubhouse lobby furniture has been repaired and reupholstered.*
- ***Roger Nicholson** reported on the feasibility and desirability of a cell phone tower. He stated that financial gain was the primary reason for investigating this matter. Verizon had only been authorized to conduct a feasibility study. They now want to go to the township for permits. Verizon will conduct a resident presentation on February 7 at 3:00. This project is still in the study phase. No formal commitment has been made.*
- ***Roger Nicholson** reported that the transition discussed by Mr. Michael Mendillo, President and CEO of The Wentworth Group is underway. Changing needs were recognized by the BOT especially with regards to major contractors. These projects must be managed and coordinated and there needs to be more interaction between Wentworth and Worthmore. Residents who have maintenance concerns they feel are not being addressed can now go to the Administration Office and speak to someone regarding their problem.*

Trustee Reports:



- ✓ ***Walter Lohmann** stated that the By-Laws committee will hold a follow up meeting with the Board on February 16, 2006 after the Workshop Meeting. All Board members will receive an updated copy of the revisions for review prior to the meeting. He also*

discussed the ACC revised guidelines which, if practical, he would also like on the February 16, 2006 agenda. Walter also asked about the plaque attached to the greenhouse. As the greenhouse will be removed from the property soon, he asked that the plaque remain with the greenhouse or be mounted somewhere else on the property. He will address this issue with Angela Vullo and Kevin Byrne will address the issue of cleaning up the area after the greenhouse is moved.

- ✓ **Cathleen Sullivan** advised all present that the Assemblyman from the area, Sam Thompson, was offering free Medicare Part D assistance. She will be providing all residents dates for which they can make appointments to meet with one of 5 counselors who will assist residents, via computers, to determine possible plans. News of this event will be posted on Channel 21.
- ✓ **Warren Van Nosedall** advised of all of the hard work Margaret Mary Bambury has been doing. She has been working on the Associations investments, and creating a brokerage money market fund which offers better interest rates. She is also establishing an escrow account for our Capital Equity fees effective November 3, 2005 until a decision on the case concerning the legality of collecting these fees is settled. Margaret Mary is also working on a Replacement Plan maturity plan and funding schedule.

Residents' Comments/Business:



- ⇒ *The resident from 137 Lexington Court advised the Board that he has a leak in his living room/dining room area which was fixed by maintenance late last year but has now reappeared. Also, he had asked that a hole near the walkway by his home be filled in 2002. This was done but the hole continues to sink and is a potential hazard. Jim Sullivan advised that the hole was due to an irrigation leak which had been incorrectly repaired and had to be fixed again. The ground is settling due to the weather, but will be addressed again. The roof leak was addressed, but roof leaks can be difficult to locate and repair so maintenance will continue to respond and make repairs until it is satisfactorily repaired.*
- ⇒ *The resident from 10 Eastport Court discussed the changes being made in the maintenance department. Roger Nicholson advised that Wentworth is being paid to manage and after numerous meetings and discussions with their senior staff, agreed to the changes being instituted.*

- ⇒ *The resident from 9 Belmont Court stated that the new people on site have no experience and requested the Board reconsider some of their changes. Roger Nicholson advised that the goal is to build systems that are not totally dependent on one person.*
- ⇒ *The resident from 26 Berkshire questioned the tree removal program. He advised that the tree which fell during the last storm on Western Reach and Loch Arbor could have caused major damage had it fallen on a residence or a resident. He asked the Board to consider seeking a loan, a bond, or a special assessment to remove the trees. He also stated that tree trimming should not be done at this time of year and it was done during this season last year. Roger Nicholson reviewed the three programs for trees. He also asked if the Board was being “Locked” into a deal with Verizon as they were with Comcast. He asked that they delay their decision with Verizon until the summer when the Snowbirds return and then put it on a referendum.*
- ⇒ *The resident from 4 Friendship Court discussed the issue of the cell tower. He is concerned of the effects it may have on the value of the homes here in the Village. He advised that the Board should give Verizon a plan of what would be acceptable not wait for them to provide the Village with plans. He also advised that AT&T has an underground switching room on the property and asked that consideration be given to installing the Verizon building in a similar installation. He also stated that the Board is outsourcing much of the work that needs to be done on the premises and that more work should be done by the maintenance men on site not by outside contractors.*



Motions

- **Walter Lohmann** made a motion to reinstate the \$250 fee to install a 2'x4' skylight and institute a \$450.00 fee for the installation of a 4'x4' skylight and a \$75.00 fee for each solar tube installed. The motion was seconded by Kevin Byrne. All members present voted in favor.
- **Warren Van Noddall** made a motion to accept a \$250.00 check from the Pet Club. This motion was seconded by Margaret Mary Bambury. All members present voted in favor.

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- **David Anderson** made a motion to utilize approximately \$4410 of the exterminating line monies to pay for the addling of eggs and capturing of geese. The motion was seconded by Warren Van Nosedall. All members present voted in favor.
- **Cathleen Sullivan** made a motion to accept and approve the 2006 transportation contract from Loori Bus Company. The motion was seconded by Walter Lohmann. All members present voted in favor of the motion.
- **Kevin Byrne** made a motion to approve the proposal from Worthmore Construction to roof 30-32 Andover Court (building 38). This work will come with a 5 year warranty. It is a partial roofing replacement and will be paid by an advance from the Replacement Fund at a cost of \$6950.00 for that particular building. All members present voted in favor.

Meeting adjourned

Respectfully submitted,

Kate Barrett

Community Manager

David Anderson

Secretary