

***Shadow Lake Village
Minutes for the Workshop Meeting
FEBRUARY 16, 2006***

Call to order 9:00 am

Roll Call:



Trustees:

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

Resident Attendance:



FINAL COPY WILL INCLUDE ATTENDANCE

Review of Minutes:



The minutes for the January Workshop Meeting and the Business Meeting was completed. They will be prepared for acceptance at the February 23, 2006 Business Meeting.

Treasurer's Report:



By Warren Van Nosdall:

- *Warren Van Nosdall discussed the Operations Fund balances for January 2006. He thanked Margaret Mary Bambury for maximizing the interest income for SLV.*

Action Items Update:

- *The Clubhouse renovations are on hold.*
- *7 Loch Arbor is awaiting a response from Falcon Engineering in regards to needed permits.*
- *The management transition is complete.*
- *The Wentworth contract is still not signed.*

Unfinished Business:



- *Walter Lohmann reviewed the changes proposed by the Committee. A publicity plan to inform the residents of the proposed changes will be presented by the Committee.*
- *Walter Lohmann reviewed the Architectural Control Committee recommended changes.*
- *Two sub-contractors representing Verizon made a presentation to the Board concerning the possible erection of a cell phone tower on SLV property.*
- *Kevin Byrne will make a motion at this month's Business Meeting that \$10,920.00 be approved as additional funds to the 2005 Paving Contract (proposal #25828).*

PRELIMINARY

- *Kevin Byrne will make a motion at the Business Meeting that Proposal #26372 for Paving and Curbing, in the amount of \$249,460.00, for the year 2006 be approved.*
- *Kevin Byrne will make a motion at the Business Meeting next week to approve a contract for Concrete (sidewalks and walkways) in the amount of \$74,628.00.*
- *Kevin Byrne will make a motion to approve proposal #26354 in the amount of \$32,355.00 for emergency roof repairs on Lexington Court.*
- *Roger Nicholson presented a Construction Report update.*
- *Dan Cavalli reported on discussions with Down To Earth, the review of various garbage removal proposals, the recent problems with the phone lines in the Administration and Maintenance Offices and the recent problems with Channel 21 (Comcast).*

New Business:

- *Angela Vullo will prepare club authorizations and prepare a listing of chairmen to be appointed.*
- *Kate Barrett will post a Resident Alert prior to April 1, 2006 reminding residents that the 2nd quarterly assessment is due and that payments are no longer accepted at the Administration Office.*
- *Roger Nicholson reported that all unit dryer vents must be vented to the outside and action will be taken to assure that this is the case.*

Trustees Reports:



- *Angela Vullo reported that Deep Cut Park will be taking the greenhouse soon. They were unable to remove it on the scheduled date due to a fire at their facility.*
- *Margaret Mary Bambury advised that an escrow account has been established for all capital equity fees received as of November 3, 2005.*
- *Cathleen Sullivan stated that she is investigating gate access proposals.*

PRELIMINARY

- *Cathleen Sullivan discussed the Medicare Part D Plan assistance being offered by Assemblyman Sam Thompson's program.*

Meeting adjourned

Respectfully submitted,

*Kate Barrett
Administration Manager*

*David Anderson
Board Secretary*