

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

Call to order 9:00 am

Roll Call:



Trustees:

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

Review of Minutes:



A review of the minutes for the February Workshop Meeting and the Business Meeting was completed. They will be prepared for acceptance at the March 23, 2006 Business Meeting.

Treasurer's Report:



By Warren Van Nosdall:

- *Warren Van Nosdall discussed the Operations Fund balances for February 2006 (see attached).*

Action Items Update:

- *The Clubhouse renovations are on hold until the Board reviews the Capital Equity Fee allocations.*
- *7 Loch Arbor: a CAFRA permit is not needed. Planning and Zoning permits will be obtained from the Township of Middletown by the contractor. Work should start within 30 days barring any unforeseen problems.*
- *The management transition is complete so this item will be deleted from the list.*
- *The Wentworth contract has been signed so this item will be deleted from the list.*
- *Security Gate Access: the contract with TRITECH Associates, Inc. for the new system has been signed and the equipment has been ordered. Security will be responsible for attaching the new bar codes to all resident's vehicles. The goal is for all registered cars to have a bar code.*

Unfinished Business:



- *Legal Issue Update: Roger Nicholson:*
 - ✓ *The issue with the illegal air conditioner is still being addressed by the Association's attorney. We are still preparing for non-binding arbitration.*

- ✓ *Shadow Lake Village is addressing the “dirty unit” problem and will charge the owner for all costs incurred.*
- ✓ *According to the Association’s attorney, the Capital Equity Fee monies can be used.*
- ✓
- *Roofing Update: Kevin Byrne: We have been replacing roofs (approximately 14) on an emergency basis due to leaks. We expect to encounter emergency roofing needs over the next five (5) years as many of the roofs are two shingle roofs which pose a problem. In the future if we do not need to replace a whole roof we will be completing partial repairs. These partial repairs are professionally done, and will suffice for the 5-6 years until they are due for a full replacement. Roof replacements are being carefully tracked and recorded.*
- *Paving/Sidewalk Update: Kevin Byrne: We will be finishing the 2005 Paving/Sidewalk Plan and starting the 2006 Paving/Sidewalk Plan (4 courts will be paved and Lexington Court will receive 5200 square feet of concrete, Manchester Court will receive 3034 square feet of concrete & Attleboro Court will receive 1100 square feet of concrete)). The paving projects should start in April and the sidewalks in mid-April to mid-May (weather permitting).*
- *Replacement Plan: Warren Van Nosedall: There are no current changes in spending. We are fully funded. The plans for roofing and siding have not changed.*
- *Functions of Liaisons: Angela Vullo: (see attached). Also, it is being suggested that 2 Trustees meet with new residents to review the Rules and Regulations of the Village and the By-Laws then have them sign an acknowledgement of receipt and understanding.*
- *Cell Phone Tower Update: Roger Nicholson: On Thursday, March 23, 2006, 2 representatives from Verizon Cell Phones will be at a Resident Meeting (not a Board Meeting) in the Ballroom at 7:00 P.M. They will be here to answer resident’s questions and provide an artist’s rendering of what the cell tower will look like. (See attached).*

- *General Information: Dan Cavalli:*
 - ⇒ *Down to Earth has started their spring clean-up one week early. They are restructuring what they will do on the property.*
 - ⇒ *We have received two bids on the tennis court repairs that are needed. We are awaiting a third bid.*
 - ⇒ *The Maintenance Yard is being cleaned.*

New Business:

- *Angela Vullo reported that Deep Cut Park has removed the greenhouse from the Village.*

Trustees Reports:



- *Cathleen Sullivan: The first of the Medicare Part D Counseling Seminars, sponsored by Assemblyman Thompson's office was held on Monday March 13, 2006. It was well received by the residents as they found it to be extremely helpful. The next dates scheduled will be in April and May if enough interested participants sign up for this assistance.*
- *Cathleen Sullivan reported that the Meridian Health/Whole Foods Cooking Demonstration scheduled for March 22, 2006 is almost full.*

Meeting adjourned

Respectfully submitted,

*Kate Barrett
Administration Manager*

*David Anderson
Board Secretary*