

***Shadow Lake Village  
Minutes for the Business Meeting  
September 27, 2007***

*Call to order 9:30 am*

*Flag Salute:*

*Roll Call:*

*Trustees:*

- *David Anderson*
- *Margaret Mary Bambury*
- *Kevin Byrne*
- *John Herbert*
- *Roger Nicholson*
- *Peter Sgaramella*
- *Cathleen Sullivan*
- *Angela Vullo*
- *Anna Yurko*

*General Manager & Community Manager:*

- *Mary D'ime*
- *Jennifer Allen*

*Maintenance Manager:*

- *Mike Hynes*

***Resident Attendance:***

***FINAL COPY WILL INCLUDE ATTENDANCE***

### ***Approval of Minutes***

*Motions to approve preliminary drafts of the minutes for the August 16, 2007 Workshop Mtg. , August 16, 2007 Falcon Engineering Roof Spec. Review., August 16, 2007 Meeting with Down To Earth, August 16, 2007 Executive Session, August 23, 2007 Business Mtg., August 23, 2007 Closed Mtg. with Wentworth and August 23, 2007 Executive Session were made by Dave Anderson/Peter Sgaramella, Peter Sgaramella/Dave Anderson, Dave Anderson/Angela Vullo, Peter Sgaramella/Dave Anderson, Anna Yurko/Angela Vullo, Anna Yurko/John Herbert and Dave Anderson/John Herbert respectively. All board members present voted in favor.*

*At this time Margaret Mary Bambury introduced Mary D'ime as the new General Manager and announced the promotion of Jeff White to Security Captain.*

### ***Treasurer's Report***

*By John Herbert:*

- *Reviewed the first 8 months of 2007 operating budget (attached).*
- *Advised that he currently has a rough outline of the 2008 budget that will be reviewed at the conclusion of the meeting.*

### ***Administration Report***

*By Mary D'ime:*

- *Advised that the bids for roof replacements are in to Falcon. Falcon will prepare a spreadsheet for the Board.*
- *Advised that the concrete project by Shauger is proceeding quickly due to good weather.*
- *Advised that the matting and seeding of the Western Reach Berm is complete and we are awaiting a proposal from Falcon on a permanent fix.*
- *Advised that Verizon fiber optic installations have been rescheduled.*
- *Advised that pool repairs are needed. 1 proposal has been received from American Pool; additional bids are to be obtained.*
- *Advised that a letter to Down To Earth was sent regarding the need for adequate notification when lawns are being treated.*

### ***Maintenance Report***

By Mike Hynes:

- *Work order report from 8/15/07 – 9/15/07 (attached)*
- *Siding and painting are on schedule*
- *Front entrance – signs were painted, bushes replaced, aluminum trim on the guardhouse was replaced and a new sign was installed.*
- *Matting on Western Reach berm is complete*
- *Garbage bins are complete*
- *Riser painting is complete*
- *Asphalt Repairs – Manchester and Danbury are complete; repairs are ongoing*
- *Irrigation Repairs – Western Reach and Claremont are complete; 4 inch main on Loch Arbor is complete*
- *Water Line Replacement – 26 Ellsworth, 137 & 147 Lexington are complete*
- *Water Main Break – 63 Lexington & 17 Auburn were completed by American Water Company*
- *Falmouth Court Storm Drain – proposal from Roto-Rooter signed*
- *Line Striping Proposals are being collected*
- *Fence – Clubhouse and Maintenance yard; proposals being collected*
- *Epoxy – Prep work complete, application ongoing*
- *Two River Tree – Trees removed on Berkshire and Dickinson*
- *Cavanaugh – treatment work orders attached to report*
- *Down To Earth – Drainage repairs: 3 repairs complete; installed mums around community*
- *Concrete Project – Shauger completed half of schedule.*
- *Angela Vullo questioned why a month ago Cavanaugh's cleared her building of termites but then they came out and treated it. Roger Nicholson questioned if the 50 buildings that were missed last year were treated this year. Mike Hynes advised he has a meeting with Cavanaugh's next week and will check on all the above.*
- *Kevin Byrne questioned what kind of numbers we are looking at for termite treatment for 2008. Mike Hynes advised that he will address that at his meeting with Cavanaugh's next week.*
- *Dave Anderson questioned if striping will be done for the golf course crossing on Western Reach. Mike Hynes advised that the proposals from line striping are being received now.*
- *Dave Anderson questioned the status of the pine trees by the tennis court. Mike Hynes advised there are proposals in for removal.*
- *Kevin Byrne advised that he observed that the matting on the berm is very long and questioned how long it would stay there. Mike Hynes advised that it*

*has to be that long to hold back the dirt from eroding away would stay forever.*

### **Presidents Report**

*By Margaret Mary Bambury:*

- *Advised that she signed the VNA contract for flu shots*
- *Advised that Jeff White was promoted to Security Captain*
- *Advised that an alternative to epoxy needs to be looked into for the common hallways*
- *Advised that the Budget Meeting is October 16, 2007 in the Clubhouse Ballroom at 7:30 pm.*
- *Advised that there was a fire at 49 Western Reach over the weekend. The fire, which was believed to be started by an old lamp with frayed wiring, destroyed the unit.*
- *Reminded everyone present to change their fire alarm batteries and make sure their fire alarms are in working condition.*

### **Committee Reports**

- *There were no Committee reports at this time*

### **Residents' Comments/Business**

- *Bob Meyer of 1 Danbury Court requested an update on the garage door replacement schedule. Margaret Mary advised that they are going back to the old schedule which means Dickinson will get done in 2007. Mr. Meyer commented that he hopes his is done at the same time as Dickinson out of fairness since his door is actually on Dickinson Court. Margaret Mary asked Roger to look into it and get back to Mr. Meyer.*
- *Gladys Aslanian of 22 Danbury Court stated that she is there representing the Ham's as well as herself. Ms. Aslanian is not happy with the carpet being pulled up in the common hallway. Ms. Aslanian feels the epoxy has cheapened the Village. She presented the Board with a letter from resident realtor, Walter Bordiuk.*
- *Peter Burger of 158 Lexington Court advised that cement work was done near his unit 2 years ago and the contractor ripped up the area and didn't repair it. Mr. Burger also advised that Verizon dug up the area and just threw seed around but nothing has grown. Mike Hynes advised that Verizon is obligated to make repairs to areas that they disturbed. Mike will have Genaro from Down To Earth put together a list of areas to be addressed by Verizon as he notices them. Mr. Burger also advised that the island by the bus stop near Lexington is neglected, it has tire marks on it and residents let pets use it as a dumping ground.*

- *Bill Myers of 30 Friendship Court advised that there will be a meeting at Town Hall today at 3 pm regarding the condition of Shadow Lake. Mr. Myers urged all residents to go to the meeting.*
- *Sheila O'Brien of 54 Manchester Court advised that the leaders, gutters and downspouts create puddles and the water comes in her patio door, Mike told her that she would be put on the gutter list but nothing has been done yet.*
- *Joyce Pfeiffer of 30 Dickinson Court presented the Board with a petition to bring Captain Byrnes back. Ms. Pfeiffer also commented that her lawn needs repair due to Verizon as well.*
- *Bruce Fowler of 25 Andover Court advised that he put a work order in for gutters, he received a call back saying it would be done within 2 weeks which was 6 weeks ago and nothing has been done yet. Mr. Fowler questioned what follow through we have with open work orders.*
- *Bob Teeters of 4 Friendship Court urged people to attend the meeting about the lake today.*
- *Ed Sherman of 19 Andover Court donated extra Christmas lights for the Clubhouse. Mr. Sherman feels that the concrete job is not being overseen; he feels that the contractor is not doing a good job cleaning up and not enough notification was given. Mr. Sherman advised that his leader came off and no one repaired it. Mr. Sherman advised that no one ever picks up the utility flags after a project is done. Mr. Sherman complimented Margaret Mary for mentioning that residents should check their fire alarm batteries.*
- *Al Zaleski of 20 Falmouth Court questioned if there is anything wrong with the sound system. Margaret Mary advised that there are no problems that we know of. Mr. Zaleski also advised that the sound system is not working with the TV. and needs to be checked into.*
- *Barbro Barnes of 110 Lexington Court advised that there has been a leak on the corner of Loch Arbor and Lexington Court for 2 months that has not been repaired. Ms. Barnes advised that her common hallway was recently epoxied and it looks very good. Ms. Barnes also advised that the gutter above the common hallway needs to be replaced as it drips onto the epoxy and could freeze in the winter.*

### ***Trustee Reports***

- *Cathleen Sullivan advised that the Flu Shot program will be held in the Clubhouse Ballroom on Friday, November 9<sup>th</sup> from 1pm to 4pm. The cost will be \$25 for the flu shot and \$40 for the pneumonia vaccine, except for those on Medicare Part B as their primary insurance who can receive the shot for no cost.*

- *Angela Vullo advised that garage inspections are close to being done. Angela will have a full report for the October Business Meeting.*
- *Roger Nicholson advised that the Long Ranger Planning Committee reviewed the plan and found that we can spend \$800,000 for roofing in 2008 and \$700,000 every other year. The Committee also looked at combining the garage doors scheduled for 2008 with the garage doors scheduled for 2009 and having them done in 2008.*

### ***September 27, 2007 Motions***

- *A motion to accept a contract from Senior Publishing to print the Chatterbox for a minimum period of 3 years was made by Peter Sgaramella, seconded by Angela Vullo. All Board members present voted in favor.*
- *A motion to accept a proposal from Roto-Rooter for a repair to the catch basin at 50-60 Falmouth Court in the amount of \$10,500.00 plus 7% sales tax from the Operating fund was made by Dave Anderson, seconded by Angela Vullo. All Board members present voted in favor.*
- *A motion to accept the proposed guideline regarding the display of notices and posters in the Clubhouse was made by Dave Anderson, seconded by Angela Vullo. All Board members present voted in favor. (attached)*
- *A motion to approve an additional 50' of donated paving stones at the entrance to the 1<sup>st</sup> tee, all work and future expenses to be paid for by the Golf Committee was made by Dave Anderson, seconded by Angela Vullo. All Board members present voted in favor.*

***Meeting adjourned 1:07 p.m.***

*Respectfully submitted,*

*Jennifer Allen  
Community Manager*

*Cathleen Sullivan  
Board Secretary*