

Minutes of the Crescent Village Executive Board

2/26/2014

Present: Neil Nuzie, Sam Cicalo, Doug Dempsey, Pam Matto, and Mark Liberman
(Property Manager)

Absent: Enes Elia, Bob LaRocco

Open Forum: Started at approximately 7:00 pm

- Discussions included the following:
 - Ongoing compliments relative to the snow removal within the community
 - An additional \$600-\$700 for 2 days was added for additional snow removal and clean-up.
 - Several owners' driveways are pitted. Mark will examine the asphalt in the driveways and recommend next steps.
 - The lights around the pool are turning on around 2:30 pm – 3:00 pm. Mark will adjust the timers.
 - Leaks into the interior of the home will be covered by the Association. Any damage to the owner's personal property will be covered by the unit owners' insurance.
 - Window Warranty
 - The warranty will be posted on the website.
 - There is a lifetime warranty for the original owner.
 - The Board will review and recommend a standard for esthetic purposes that will cover warranty and non-warranty replacements.
 - Notice and Comments – Chart of Maintenance
 - Doors
 - ✓ Mechanical components are the unit owners responsibility
 - Garage Floors
 - ✓ Report - The section that connects to the driveway are pitted. This section is considered part of the garage, therefore, the responsibility of the Unit owner.
 - The Board will review the comments discussed during the Open Forum, and an official vote will be made during this evenings Board Session.

Board Session: Started at approximately 7:45 pm

- Motion to bring the meeting to order.
 - (Sam, Pam)

- Motion to approve the minutes form the 1/22/2014 meeting.
 - (Sam, Doug)
- Review of the financials
 - Includes one month only, and nothing appears unusual
 - 50K CD needs to be processed. Mark will process the request.
- Maintenance Standards
 - The garage floor is not part of the driveway. It's the unit owners' responsibility to repair.
 - Motion to approve
 - (Sam, Pam)
 - Motion to approve the Maintenance Standards.
 - Vote was unanimously approved by the Board
 - Mark will send out a letter to the unit owners informing them the Maintenance Standards was passed.
- Addendum - Insurance Claim
 - Notice of property loss for units 101, 164, 99, and 61 due to ice damming. Mark will investigate possible resolutions or resources to resolve ongoing issues.
- Entrance Driveway Lighting
 - Will cost approximately \$1100.00 to install the 3 ½ foot bronze lights
 - Motion to accept (Sam, Pam)
 - Unanimously approved by the Board.
- Deck Staining
 - A quote will be provided to power wash and stain Phase I.
- Pool Gate
 - A quote to replace the pool gate will be provided once the weather clears.

Executive Session: Started at approximately 8:01 pm

- Aged Delinquencies
 - Discussed delinquent accounts
 - 10-day letters are sent to legal, but action will not be taken for 60-days.
- Status of Legal Collections
 - Common charges are being paid

Session ended at approximately 8:09 pm