

OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
NOVEMBER 17, 2020

MINUTES

The General Session Meeting was called to order at 7:03PM.

Those in attendance were:

Nancy Hess

Anthony Petrignani

MaryEllen DiMeo

Tom McNee – via phone

Samantha Regner, Matrix Property Management Group

Anthony Graziani, All Seasons Carpentry

Members approved the Minutes from October 2020.

Management announced that the board has discussed and reviewed the budget for the 2021 fiscal year. It was decided that an increase is necessary this year of \$10/month/unit. This increase is planned to be distributed across landscaping, irrigation, and mulch to better increase the look of the community overall. The budget will be sent to all owners in the December invoice. The increase will commence on January 1, 2021. Mr. Petrignani motioned to approve the budget and Ms. DiMeo seconded. The budget was approved unanimously.

Management reviewed the resolution for regulating the signs allowed within the community. Mr. Petrignani motioned to approve the resolution and Ms. DiMeo seconded. The resolution was approved unanimously. The signed resolution has been sent to the association's attorney for recording. Once received back, this will be distributed to all owners.

During the Maintenance report, Mr. Graziani requested permission to begin the full gutter cleaning project for the community. This was approved to begin immediately. Mr. Graziani also confirmed that he evaluated both the roofs at the water pump house and pump house and any necessary repairs have been made. Mr. Graziani was asked to complete an inventory of the garbage bins on Hillside.

There was a concern regarding Native Fields not cleaning out the tennis courts of the leaves. Management will address this with the vendor to have it corrected.

Mr. Petrignani raised a concern that the Fall trimming has not yet been completed by Native Fields. Ms. Regner stated that this is normally addressed at the end of the season. She will contact the owner to ensure that the trimming is completed prior to the start of the tree trimming project in mid-December.

The question was asked as to when in the cycle of painting that the clubhouse is included. Management will find that out and relay the information to the board.

There being no further business the General Session was adjourned at 7:19pm.