

OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.  
BOARD OF TRUSTEES MEETING  
OCTOBER 27, 2020

MINUTES

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

Those in attendance were:

Nancy Hess

Anthony Petrignani

MaryEllen DiMeo

Samantha Regner, Matrix Property Management Group

Anthony Graziani, All Seasons Carpentry

Members approved the Minutes from September 2020. It was discussed and agreed that minutes will be approved via email and memorialized in the next meeting's minutes. The minutes will be posted to the website within approximately one week of the meeting.

Management presented the pool contract with AquaSafe for the 2021 pool season. The board unanimously approved.

Management presented the pricing received for the tennis courts. As it was much higher than expected, it was agreed to wait until the other estimate is received before discussing how to proceed.

Management presented the letter from unit 21140 Westview regarding the issues with guest parking availability. A suggestion was made to implement a vehicle registration system to allow reported vehicles to be correctly associated with the unit they belong to. There are concerns regarding enforcement. After much discussion, it was agreed to table the discussion to the November meeting so more information can be gathered from other community who may have a similar system.

Management reported that the town of Wharton contacted the office regarding the roof to the pump house. Management requested Mr. Graziani inspect the pump house roof to determine if replacement is needed before proceeding.

Management presented the modified request for landscaping submitted by 1067 Treetops. The board discussed and voted to not approve any removal of plants at this time due to the proximity of Winter. Management will inform the owner that the board would re-visit the request in the Spring.

Management reported that completed paperwork was received for 744 Upper Way allowing the door color change for that unit.

Management explained the issues that Magnolia Development encountered while completing the deck repair as 20132 Westview. It was discussed and agreed that it would benefit the

community to allow Magnolia Development along with All Seasons Carpentry to further inspect units to determine the number of units requiring repair.

Mr. Graziani presented his maintenance report with an update on his current repairs. Mr. Graziani is having difficulty obtaining the privacy fencing due to lack of supply. He will send the three units in question to Management in order to inform the owners of the anticipated delay. Mr. Graziani presented stain colors to the board members to choose for the two new tables for the pool area. It was agreed to proceed with Moss green.

During the open session, Ms. Hess informed owners of the notice from JCP&L of a power outage impacting owners.

An owner requested assistance regarding guest parking. It was recommended that she contact the Wharton police to determine if any leniency would be allowed due to her unique situation.

Questions regarding the minutes were asked and answered by the board. The board has agreed to maintain the current process for taking minutes during the meeting which was recommended by the association's attorney. The minutes will be posted to the website once an initial approval is provided by the board as a draft copy until memorialized at the following meeting.

There being no further business the General Session was adjourned at 8:35pm.