

OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
JULY 19, 2018

MINUTES

The Meeting was called to order at 7:00PM. Those in attendance were:

Nancy Hess

Tamela Rhodes

Gerard Gaeta

Anthony Petrigani

John Mainieri via phone

Thomas McNee via phone

Donna Wilner, Matrix Property Management

Anthony Graziani, All Seasons Carpentry

Ms. Wilner distributed copies of the quotation received for irrigation repairs. Ms. Wilner advised the Board that she had concerns regarding the number of repairs reported this season. Ms. Wilner reviewed all previous invoices with Native Fields and made a comparison to previous seasons. Ms. Wilner did ascertain the repairs are legitimately required. Members of the Board unanimously approved the quotation with the understanding the work would be done within two weeks.

Ms. Wilner advised of several requests for tree trimming or removal. Mr. Mainieri reported that Native Fields is compiling a list for tree trimming on Treetops and that Native Fields has suggested the locust trees on Westview should be cut way back. Ms. Wilner will ask Native Fields to provide a complete list of all trees throughout the complex that require trimming or removal. Trimming of trees on Treetops is scheduled for the first week of August.

Mr. Graziani reported that gutter cleaning is just about completed. He asked that unit 1699 be advised that their A/C condenser line is broken and consequently is up against the building. The concrete crack at 23150 can be repaired as it is a settlement crack, not a structural issue. The pool contractor should be advised that the anchors for the pool cover are broken and the grout repair has not yet been done. Mr. Graziani advised carpet replacement on several balconies is being scheduled.

Modification request for front storm door replacement was approved.

Ms. Hess noted that leaders and gutters on Upper Way should be replaced as part of the current project related to walls and decks. Ms. Wilner advised that the cost would be a capital expense.

Mr. McNee gave an update on the Upper Way project and the seal coating project which is scheduled to begin July 23, weather permitting.

The Meeting was opened to the general membership for questions and comments.

Concern was expressed by residents of North Westview regarding the road repair which was recently done. They expected the 400 - 500 square feet of roadway to have been repaved as discussed at the May meeting. The Board will investigate to determine if this paving was done. .

Residents asked who would be responsible if an outside, underground sewer line was broken. Ms. Wilner advised it would be an Association expense.

The Board was urged to think of curb appeal when considering new projects. After a tree on Westview is removed it was asked that shrubs be installed.

Anthony Graziani was advised of a continuing gutter problem. It was concluded that changing the gutters from 4 to 6 inches allowed additional water to freeze in the gutter making it heavier. Different bolts will be used at no additional cost of the Association.

Radon levels and water quality were discussed as general matters which do not require Association action.

The point was raised that the crack fill was removed during snow removal. It was questioned whether it is worth having this done again if it will be removed a few months later during snow plowing.

Ms. Wilner will reach out to the pool contractor to advise that the lifeguard, Mark, does an excellent job and appears to be the only one doing the work. Ms. Wilner will emphasize there has been no improvement in service with the exception of Mark as noted above.

Residents asked about badge checking at the pool. They were informed the Board has discussed different options. Owners also suggested wrist bands and scan cards.

Residents asked when the pool system was last changed. They expressed concern that the pool is not being clean sufficiently. The lifeguard can vacuum the pool but if the system isn't functioning correctly the lifeguards are wasting their time. Owners also expressed cleanliness concerns of the pool walls at the water level line.

Residents asked about the status of lawn repair at 26176.

Residents informed the Board of their concern that the pool parking lot has activity after hours.

There being no further business the Meeting was adjourned.

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