

OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.  
BOARD OF TRUSTEES MEETING  
JULY 16, 2013

MINUTES

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

Nancy Hess

Sandra Barrett

Virginia Jenkins

Donna Wilner, Matrix Property Management, Inc.

Anthony Graziani, All Seasons Carpentry

Members reviewed the quotation submitted by All Seasons Carpentry for the repairs to be made to the siding on Upper Way prior to staining. Members compared this quotation with the proposal submitted by C.P. Painting. Members unanimously approved the proposal submitted by All Seasons Carpentry.

Management will contact the pool management company asking that the guards be reminding that the cabana is for guard use only.

Mr. Graziani presented his monthly maintenance report: Gutter cleaning has been complete; several gutter repairs were made; eight privacy fences were replaced.

Mr. Graziani will repair/replace a pool table umbrella.

Members declined to approve unit owner's request for installation of a pellet stove.

Ms. Wilner advised that a tree root appears to be damaging the driveway at unit 25173 Westview. Ms. Wilner will speak with Kevin Dulio of Native Fields Landscaping regarding the tree root. Following addressing the tree root the driveway will be repaired.

Ms. Barrett advised that she spoke with Jim Henderson of Waste Management regarding the status of manual being prepared by Waste Management.

Members met with Mr. Scott Talon of Talon Landscaping regarding the appearance of some of the new pavers after they were seal coated. Mr. Talon advised that he contacted the manufacturer who did send a representative to visit the site. The difference in shading is due to the amount of efflorescence, a natural process, which varies depending upon the amount of sunlight the pavers are exposed to. The difference in color/shading will dissipate with time.

Ms. Wilner will respond to an email submitted to Ms. Hess by a unit owner suggesting that the tennis courts be converted into a dog park.

There being no further business the Meeting was adjourned.