

OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
AUGUST 19, 2014

MINUTES

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

Nancy Hess

Virginia Jenkins

Sandra Barrett

Donna Wilner, Matrix Property Management

Anthony Graziani, All Seasons Carpentry

Ms. Wilner advised that the June 2014 Minutes contained an error. Items approved by the Board of tennis court remediation were numbers 3 and 4.

Members reviewed and unanimously approved the snow removal proposal submitted by Native Fields Landscaping.

Members reviewed and approved the draft letter prepared by management to acknowledge receipt of homeowner reports of violations.

Mr. Graziani presented his monthly maintenance report. He was instructed by the Board to proceed with repairs of privacy fences and to remove the rotted lattice work by unit 23151 Westview. Mr. Graziani reported that he evaluated the topography alongside unit 21140 and felt it would require major land redesign in order to install a walkway. The Board declined to approve this project.

Ms. Barrett asked Mr. Graziani to review and amend his 2014 work project list which was initially submitted in June.

Ms. Wilner will contact Native Fields Landscaping to trim branches which are touching the buildings on Tree Tops in preparation of the staining project.

Mr. Graziani was instructed to inform owners to submit work requests through Matrix if he is approached while on site.

Members reviewed and approved homeowner modification request submitted by unit 108 Hillside for window replacement.

Members reviewed and approved homeowner modification request submitted by unit 104 Hillside for window/door replacement.

Members reviewed and approved homeowner modification request submitted by unit 25166 for installation of a satellite dish.

Members reviewed and approved homeowner modification request submitted by unit 852 Upper Way for replacement of patio door.

Members reviewed homeowner modification request submitted by unit 22149 Westview for deck replacement. Mr. Graziani reported that he has spoken with the contractor who will be doing this work. The contractor has the Association's specifications and is aware of Association requirements. It was agreed by the Board that the replacement of the privacy fence is Association responsibility. Approval is pending submission by the homeowner of a color sample.

Ms. Barrett suggested postponing the cleaning and sealing of end unit pavers until the Spring. Members unanimously agreed.

Following discussion of complaints received in the past regarding slippery, unsafe driving conditions after seal coating, including a complaint from the township, it was unanimously agreed that the seal coating scheduled for this September would be cancelled.

Ms. Barrett presented the monthly financial report.

Members approved retaining Karen Sackstein for the 2014 audit.

Members agreed to reduce the cost for a lost pool badge to \$5.00 per badge.

There being no further business the Meeting was adjourned.