

OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
AUGUST 27, 2013

MINUTES

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

Nancy Hess

Sandra Barrett

Thomas McNee via phone

Donna Wilner, Matrix Property Management

Anthony Graziani, All Seasons Carpentry

Members of the Board and Mr. Graziani reviewed the modification request form submitted by unit 21140. This request was unanimously approved.

Members of the Board and Mr. Graziani reviewed the modification request form submitted by unit 23151. This request was unanimously approved.

Members of the Board and Mr. Graziani reviewed the modification request form submitted by unit 315. Mr. Graziani suggested that this owner submit a color sample of the trim.

Ms. Wilner advised the Board of an issue affecting unit 26177. Sediment is accumulating in her toilets on a daily basis. The township water department has investigated twice without being able to determine the cause. The unit owner retained two different plumbers who also failed to detect the cause. The plumber often used by the Association suggested it was possibly due to reduced water pressure caused by a tie into the fire hydrant. It was agreed that the township would be asked to again flush the fire hydrant. Mr. Graziani will monitor the situation over a several week period in an effort to identify the source of the sediment.

Minutes from the previous Meeting were reviewed and approved.

Mr. Graziani advised that a new umbrella was purchased for the pool deck. Fifty percent of the siding repairs on Upper Way have been completed. Repairs to the fascia on these buildings should start next week. Mr. Graziani advised that approximately 20 gutters have been scheduled for replacement.

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

It was agreed that a notice will be sent to all owners requesting that residents exercise courtesy when parking vehicles in the turn arounds, particularly on weekends. All drivers should be utilizing their driveway as the first option for parking rather than leaving their driveway empty and parking in the guest spots. Residents will also be instructed to clean up after their pets or be subject to a \$100.00 fine. Management will send a letter to Chief Fernandez of the Wharton Policy Department regarding monitoring and ticketing of illegally parked vehicles on the premises.

There being no further business the Meeting was adjourned to Executive Session.