

OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
SEPTEMBER 16, 2014

MINUTES

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

Nancy Hess

Sandra Barrett

Tamela Mehesy

Donna Wilner, Matrix Property Management, Inc.

Anthony Graziani, All Seasons Carpentry

Minutes from the previous Meeting were approved.

Members reviewed the modification request information with the owner of 22149 Westview. Members approved the specifications submitted for installation of a deck using Trex. Members reviewed several color samples and approved the Transcend Tiki Torch. Members also approved the erection of a privacy fence to be in conformance with board on board (shadow box) dog eared style.

Members reviewed and approved the proposal from Native Fields Landscaping for deep root treatment for the Cherry trees.

Mr. Graziani presented his monthly maintenance report. He reported the staining of the privacy fences is underway; the pool area has been closed; and the staining of the deck at unit 24165 is nearing completion. Members of the Board reviewed the maintenance list prepared by management with Mr. Graziani

Mr. Graziani advised that the correct stain for wood decks is Benjamin Moore "Chestnut."

Ms. Barrett suggested the Association's engineer should prepare the specifications for replacement of the guard rail on Eastview. Members agreed.

Members advised Mr. Graziani that the repairs to the bar-be-cue frames could be postponed to next year allowing the replacement of the guard rail to take precedence.

Management will send a notice to owners reminding everyone that individual owner exterior modifications must be maintained in good condition. Owners will also be reminded that parking at the ends of the streets is prohibited.

Ms. Wilner presented her management report advising the drafting of a maintenance report, status of work performed by CP and invitation to Mr. Dulio of Native Fields to attend the October meeting. The purpose of Mr. Dulio's attendance will be to discuss snow removal service during the approaching winter months.

Ms. Barrett presented her monthly Treasurer's report noting that she and Ms. Wilner discussed the likelihood of a \$10.00 per unit per month increase beginning January 1, 2014.

There being no further business the Meeting was adjourned.