

OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.  
BOARD OF TRUSTEES MEETING  
OCTOBER 17, 2017

MINUTES

The Meeting was called to order at 7:20PM. Those in attendance were:

Nancy Hess  
Sandra Barrett  
Tamela Rhodes  
Thomas McNee  
John Mainieri  
Anthony Petrignani  
Gerald Gaeta  
Donna Wilner, Matrix Property Management  
Anthony Graziani, All Seasons Carpentry

Meeting from the previous Meeting were approved.

Mr. McNee gave a summary of the inspection of decks on Upper Way that he made with Scott Talon of Talon Landscaping as it relates to the wall replacement project. Each deck was listed as good, fair or poor. Mr. Gaeta asked if additional contractors would be invited to inspect the decks/walls and submit a bid as well. It was explained by Ms. Barrett, Mr. McNee and Ms. Wilner that Talon Landscaping had been fully vetted previously by the Board of Trustees and due to his exemplary work at Overlook Village and his knowledge of the premises they would not be interested in solicited additional contractors. It was agreed that decision was premature at this time as Ms. Barrett is awaiting information from the Association's auditor regarding funding for this project.

Mr. Mainieri asked that the Board approve the removal of the locust trees on Westview. Mr. Mainieri was advised of the policy adopted by the Board several years ago that no live trees would be removed. Native Fields was asked to inspect the locust trees and determined they were not dead or dying. It was agreed the trees would not be removed but will be trimmed next year.

In response to several owners' complaints of having received municipal parking tickets for parking on the road, Ms. Hess described signs she had observed at another location which indicated 15 minute parking permitted. As the no parking regulation is a town ordinance this is not feasible for Overlook Village.

Mr. Graziani was asked to measure out parking spaces in the common area lots in the hopes it would provide one or two additional spaces.

Mr. Graziani advised extensive work is needed for the repair of the balcony at 315 Eastview. This was approved.

Ms. Wilner advised of the sewer line breaks at unit 528 Upper Way and Roto Rooter's quotation in the amount of \$4,950 for remediation. This quotation was unanimously approved.

Ms. Wilner advised there is a hole in a catch basin on Westview. Charles Costello submitted a quotation of \$565.00 for repair. This quote was unanimously approved.

There being no further business the Meeting was adjourned.