

OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
April 19, 2022

MINUTES

The General Session Meeting was called to order at 7:01 pm.

Attending:

Barbara Tarchak, President
Anthony Petrignani, Vice President
Navid Entezarian, Treasurer
Lisa Mulligan, Secretary
Nancy Hess, Trustee

Erin Cautero, Matrix Property Management Group
Sara Peterson, Matrix Property Management Group

Ms. Tarchak asked that members refrain from rude behavior in the Zoom chat.

Ms. Mulligan read the March meeting minutes. Ms. Tarchak stated that the minutes were sent to the Board in advance of the meeting for review and there were no requested changes, therefore they stood as is. Mr. Entezarian asked if we were going to vote on approving the minutes and Ms. Tarchak stated that we are following Robert's Rules of Order, which does not require a vote.

Mr. Entezarian presented the financial report. We are up \$13.5K, our expenses are over by \$24K due to insurance, snow removal and a pool management vendor payment. Snow removal was over the \$90K budget, mainly due to price gouging on salt. Ms. Mulligan asked about price gouging, and Property Management explained they reviewed all invoices and researched pricing, and the price of salt was very high this year.

Management Report

Property Management asked that members report any damages done by Verizon. WiFi will be installed once the town has assigned addresses to the cabana. They also urged members to sign up with TOPs and stated that TOPs and Zigo are two separate portals. If there are any questions, members are urged to contact Property Management. Lighting is being added at the pool cabana. Members were asked to put their parking stickers on their vehicles. Parking stickers are only required when parking in temporary parking, at the pool, or on Overlook Drive. They also asked that members open their monthly statements, as important information is often included. Pool pass applications must be submitted by May 1 in order to get passes in time for the opening. There are many repairs underway, including a new chlorine feeder and tile repair. Property Management is managing the electric permit and the pool management company is managing the required town permits. The tennis courts are closed until they are repaired. A reminder

was made that names of all members who request the lock combination are recorded and they are held liable for any damages. No dogs are permitted on the courts, and a sign will be hung up tomorrow. Members will be notified of the paving project timing/details, which is tentatively scheduled mid-May. Ms. Mulligan asked why it was delayed until May. Property Management stated they tried to get an earlier date, but were unable.

The parking issue was discussed. Association members will be mailed a ballot which is striking the current parking rule. If 10% of eligible association members vote that they disagree with striking the parking rule, it will not be passed and the current rule remains as is. Ms. Tarchak reminded members to only return the ballot if they disagree. Ms. Tarchak explained that this process is required by the Radburn Act. If the change passes, it needs to be written up by the attorney and filed with the town clerk, which takes time. The Board will then create new parking rules in the form of a resolution, with consultation from the parking committee, and will vote on it at a public meeting. The creation of a resolution gives the Board an easier process should the new parking rule ever need to be updated.

Old Business

Mr. Entezarian stated that once we get WiFi at the cabana, security cameras can be installed. He stated that the Wharton police detective who provided safety recommendations suggested we install a camera at the entrance of Overlook Village. Property Management will look into the feasibility of this.

Committee Reports

Pets: Mr. Pettrignani had nothing to report and stated that he will contact the two members who are interested in joining.

Landscaping: Ms. Tarchack suggested Anthony of All Seasons help the landscapers by picking up litter, refilling dog excrement bags, taking trash from the pool on garbage day, and monitoring the condition of amenities. He will be working 3 days per week.

Communications: Ms. Tarchak stated the committee is working on a newsletter and will invite committee members to the next Executive session to answer questions.

Pool/Tennis/Playground: Ms. Mulligan stated that she reached out to committee members for input on the pool rules and asked when they would like to meet again, and is waiting for responses.

Social: Ms. Mulligan stated that the walking group will be reconvening in May and a notice will be sent to members and posted on the website.

Annual Meeting/Election

The annual meeting is taking place next month. Elections will be conducted in the same manner as in 2021. Members are urged to return their ballots and ballot authorization form. They will be counted live at the annual meeting. The 3 candidates who were present at the meeting (Jim, Alex, and Anthony) all spoke about why they are running. Erin, who is also running, was unable to attend. Property Management read her biosketch.

Membership Comments and Questions

- A member asked about the plans for planting trees and shrubs, replacing those that were removed. A walk-through will be conducted by the landscaping vendor, Property Management, and the Board to determine where trees and shrubs will be planted.
- A member wanted more information on parking stickers and the proposed parking rule, as well as creating additional parking. On the advice of the parking committee, stickers were implemented to aid in the enforcement efforts. The proposed parking rules were explained. An engineering firm was hired to identify additional parking spaces and this will be shared with the members.
- A member asked if there are plans to deal with people speeding on Overlook, which is typically at its worst on weekdays around 5 pm. The safety committee has been in discussions with the police department and it was suggested that members call the police department to let them know they observe speeding cars. Mr. Petriagnani suggested members contact the police if they see something and suggested a neighborly approach if they notice violations such as garbage being incorrectly put out on garbage day. Management will ask for additional police presence and recommendations, but the best course of action is to call when speeding is observed. Speed bumps were considered, but the Board decided against them after learning about the issues with snow plowing. A crosswalk was discussed, but the Board decided against it after learning that they often cause more harm than good. Ms. Mulligan asked about a Neighborhood Watch program and was told if members are interested, they should contact the Property Management.
- A member asked why decals were being issued yearly and suggested a check box on the vehicle registration form indicating “no changes” so that the form did not need to be fully completed each year.
- A member who is on the parking committee gave a reminder that we live in a community setting and we need to be able to determine who is a visitor and who is not, which is the reason for the parking decals. He also stated we are not all going to agree on the details, but we are trying to make this a better place to live.
- A member stated that he is also on the parking committee and stated details such as yearly stickers were not discussed, at least while he was on the committee. Ms. Tarchak suggested they may want to discuss these details and determine in which direction they want to go.

- A member asked if she could have a list of committee members. Property Management will send her a list of committees.

There being no further business, the General Session was adjourned at 8:31 pm.