

**Board of Directors Budget Meeting  
Condo Assn. IV  
November 15, 2012**

Present: Roland Roy, President –Treas. – on phone  
Louis Deutsch, Member at Large  
Rosemarie Buscarello, Secretary - on phone  
Leo Spooner, Member at Large  
Bruce Hill, Member at Large – on phone  
Phil Colettis, Ameri-Tech Property Manager

Roland Roy called the meeting to order at 7:10 p.m.

It was certified that a Quorum of the Board was present.

It is noted that the Board accepted the 2013 Budget as well as the annual assessment (maintenance fee) schedule for the 2013 calendar year. Also, a financial statement waiver and rolling over excess funds into the 2013 budget was approved.

Roland made a motion to adopt the 2013 Budget, waive financial reporting, Rosemarie seconded the motion. The vote was all Aye.

Roland made a motion to roll over approximately \$5,000. excess funds, to Deferred Maintenance. Leo seconded the motion. The vote was All Aye.

Roland made a motion to close the Budget meeting. Lou seconded. The vote was All Aye. The budget meeting was adjourned at 7:22 p.m.

Roland opened the regular board meeting at 7:23 p.m.

The secretary read the minutes of October 18, 2012. Leo made a motion to accept the minutes as read, Roland seconded the motion. The vote was All Aye.

Under New Business:

Phil informed the Board that the contractor could not find all cleanouts in front of Building 2. The contractor found one cleanout. Roland told Phil where the cleanout in front of Marion's unit was located, since he was there when she had the problem and the plumber worked on the cleanout. After all cleanouts are located, the professionals with the cameras will be used.

Phil informed the Board that the work on the water drains in front of building 3 was completed.

There was a discussion regarding the ongoing problem of people not picking up poop while walking their dogs. A gentleman in building 2 is complaining that two people in his building walk dogs and do not pick up after them. The Board and Phil informed the gentlemen and the audience that when they see something, take a picture. The board cannot act without proof.

A discussion was held regarding the complaints about additional people and an additional dog living in a unit in building 1. The men from this unit also leave cigarette butts on the walkway. Phil told the Board that the owner and tenant were notified, and the owner responded that the son will be leaving the unit by December 30<sup>th</sup>. He was also submitting a new form updating the information and an additional \$75.00 fee. The owner assured Phil that the tenant has been notified and the dog will be on a leash and there will be no more cigarette butts on the walkway.

Phil informed the Board that Impact came out and the bats are not in the building, but between the gutter and fascia boards in building 1.

Phil told the Board that the bid from Jay Marc to put hose bibs on the side of the three buildings is \$2,600. Lou made a motion to have Jay Marc install the hose bibs, Leo seconded the motion. The vote was Lou Aye, Leo Aye, Bruce Aye, Rosemarie Aye, and Roland was disconnected from the phone.

Since Roland was no longer on the conference call, the Treasurers Report was not read.

Lou made a motion to close the meeting, seconded by Leo. The vote was Leo Aye, Rosemarie Aye, Lou Aye, Bruce Aye, and Roland not on phone. The meeting was adjourned at 7:57 p.m.