

SOUTH MILL VILLAGE ASSOCIATION, INC

EXECUTIVE BOARD MINUTES

October 24, 2011

Attendance: Jack Foley, Amy Brodeur, Al Penland, Richard Nicholson and Eric Schaefer (APM).

The meeting was called to order at 7:00 PM.

The minutes of the September meeting were approved. (AB/AP)

The minutes of the September 26, 2011 Rules hearing were approved. (AP/RN)

The Board voted to give the President the authority to move the November meeting to either November 14th or 21st.

Unit Owner Comments: Tuyen Nguyen of 129 South Mill Dr. addressed the Board regarding an October 18th letter sent by the Manager regarding holiday decorations. The Board asked the Manager to review the issue.

Manager's report:

The Manager reported on his review of pavement cracks and breaks. The most critical areas were two areas in the 114-132 SMD cul-de-sac. The Manager indicated that cul-de-sac 85-105 SMD needed to be repaved.

The Board voted to authorize the repair of the pavement deterioration around the drain in the 114-132 SMD cul-de-sac, to fix a 4'x4' area in front of Unit 128 and seal major cracks (other than alligatored cracks) all in accordance with the proposal by Constantine Sealing Service dated 10-18-2011. President was authorized to approve additional expenses not to exceed \$2000 in order to repair the area in front of Unit 128. (AP/AB)

Financial Report:

The Board reviewed the 2011 full year budget. It discussed the projected budget for FY 2012 and discussed reducing expenditures for building maintenance. The Board further reviewed the status of the progress in repairing the winter damage remediation.

Old Business: All items deferred.

New Business: All matters deferred.

New Issues:

1. 67 SMD - the Board approved the installation of a wrought iron railing to be paid by the unit owners. (RN/AB)
2. 122 SMD - the Board approved the landscape proposal for Unit 122. (AP/RN)

At 7:40 PM the Board recessed. (JF/AB)

At 8:02 PM moved to go into Executive Session. (RN/AP)

The Board reconvened in Regular Session at 9:26 PM

The Board voted to authorize the President to execute a contract to engage White & Katzman as property manager for SMV for a term not to exceed two years commencing January 1, 2012. (AP/RN)

The Board adjourned at 9:46 PM. (AP/RN)