

Area Chairmen & Century Maintenance Meeting

February 13, 2008

Meeting called to order at 9:00 A.M.

18 Area Chairmen, six vice-chairmen, four Century Maintenance & Management

representatives present and two guests. Two areas not represented. Clarence Diggs presided with Judy Kirshner as Recording Secretary.

Clarence led all in the Pledge of Allegiance followed by a moment of silence for our troops.

Nominations from the floor were opened to elect the Council of Area Chairman for the Area Chairmen. Nominations were Joe Sachs, Joe Rubino and Clarence Diggs. All accepted their nominations. Voting was done by closed ballot. Ballots were counted and the results were Joe Sachs three votes, Joe Rubino five votes, Clarence Diggs seven votes. Role call was done to confirm the presence of the Area Chairmen and one vice chairman for Upminster for voting procedure.

Clarence Diggs by a majority of votes will remain Chairman of the Area Chairmen Council. Nomination was made for Joe Rubino to be Vice Chairman and he was voted to be Vice Chairman of the Area Chairmen Council. The next position was for Secretary of the Area Chairmen Council and nomination for Judy Kirshner to remain as Secretary. By a raise of hands Judy Kirshner was unanimously approved to remain as Secretary of the Area Chairmen Council. Motion made to waive minutes of the previous meeting, seconded and passed. No additions or corrections were noted.

Bill Dellinger, Century Maintenance & Management. Condo tax returns are due for submission on March 15, 2008. I have twenty-eight buildings which have not submitted their Officers and Directors sheets and have not picked up their financial statements and they need to be distributed to the unit owners of the buildings. I have a list if

you need to know which buildings are involved. Buildings were mentioned. Judy announced that she has the list in the COOCVE office. On the monthly payments for Master Management there are ninety-three units that are delinquent. Insurance payments that have not been received are one thousand three hundred sixty-one. The end of March is the ninety day grace period that the lawyer is allowing to receive payments by.

Discussion.

James, Century Maintenance. Watering schedules change is for Tuesday night instead of Monday night and Thursday morning instead of Wednesday morning.

Discussion.

Brenda Pomposella, Grantham, mentioned a pole light that was not working properly. Watering was also an issue. James stated that he would look into it.

Discussion.

Eleanor Wollman, Islewood, asked when fertilization will start. James replied that it is being done now. We are in the process of applying a liquid fertilizer through the pumps. It is a new process. The back of the buildings are filthy and has a lot of leaves in the gutters. James stated that he would look into it.

Joe Rubino, Durham, complained about the watering issue and the fact that geysers were forming after the water was turned on and no one noticed. They need to be marked and fixed in the morning.

Discussion:

Jules Kesselman, Oakridge, received a report from Nikki Lieberman, Vice Chair, The median between U and P is not being watered. Marty Popelsky has asked for as many people to show up at the commission meeting on February 19, 2008 regarding the water meter issue and the development that is being planned across from the train station.

Philip Norris, Keswick, made suggestion regarding pop-ups. Do you have ant control? Discussion.

Hy Shoub, Cambridge, stated that he assumed that all funds received by Century Maintenance & Management are co-mingled and that you have a formula for interest on some of the funds. If and when our contracts are ended, how are we, the unit owners, guaranteed the return of these funds which is around one million dollars. I also understand that from time to time officers of CVE and/or Cen-Deer authorize the purchase of additional inventory to have available in case of major demand. Is this inventory or any inventory charged to the CVE Cen-Deer entity prior to actual use? What will you do with any inventory including obsolete materials when the various contracts are ended? If you are a new company coming into our village, what would you do differently than what you are doing today? According to the financial report, do you have a bank statement from 2007 matching the figure from the financial report from 2007 and can we get a copy of the bank statement?

Discussion.

Kathleen Kelly, Harwood, stated that the sprinklers are watering the path in front of the Club house and I have to walk in the road which is dangerous.

There are also a lot of geysers.

Norman Kaplan, Farnham, the side of the building that faces the Farnham N pump has not been watered that much.

Joe Sachs, Ashby, called six weeks ago about a problem with the light in the Ashby B elevator and nothing happened. " Half the lights of the building in Ashby B are on at 3:00P.M. until 9:00 a.m. the next morning so there must be something wrong somewhere. Also would you please cut the hedges on top. Some of my parking bumpers need to be painted. The hole in the driveway needs to be repaired. And the debris needs to be removed from the Ashby pool."

Rhonda Pitone, Newport, wanted to know when the water valves are checked and repaired if needed. There are areas in Newport where the valves were never turned on. Newport U has their lights on all the time.

Discussion.

Charles Parness, Ventnor, stated that if the office on 10th Street was computerized then you would be able to know when parts needed to be ordered so that you could keep commonly used parts on hand. One of the trees was damaged by the man cutting the grass and needs to be fixed. Also building presidents need to get the information together and submit it regarding the fire walls in the garden apartments as soon as possible.

Judy Kirshner made a suggestion regarding the engineering firm that may be coming into the village to do the survey on the irrigation and stated that it would probably be a better idea if they disclosed their findings to the Board of Directors instead of a committee or Master Management doing so when the time came for such a report. Discussion.

Motion made to adjourn, seconded, and passed.

Meeting adjourned at 10:25 A.M.

Submitted by Judy Kirshner, Recording Secretary.