

The Villages of Summerfield Condominium Association

Minutes of the Annual Owners Meeting – December 12, 2007

The annual meeting of the ownership of the Villages of Summerfield Condominium Association was held on Tuesday, December 11, 2007 at the Smithfield Senior Center, Deerfield Park, Smithfield, RI.

Bob Rico, as President, called the meeting to order at 7:05 PM. There were 45 units represented at the meeting, either by presence or proxy, so a quorum was met.

Bob then introduced Larry Mancini, Board member and Chairperson of the Finance Committee. Larry reviewed the 2008 budget. The Finance Committee met on October 25, 2007 and prepared the budget and recommended adoption of it to the Executive Board. The Executive Board met on 11/6 and approved adoption. Changes in the budget were on the Grounds and Grounds Maintenance line item which was increased by \$12,800 because 2008 is a “mulch” year and there are some beautification projects to complete; and a reduction in the reserve line item by \$4300 due to the Town assuming responsibility for the sewer easement lines. Larry then announced that the monthly fees would remain at \$155.00 for 2008 and closed by encouraging owners to approve the 2008 budget.

Jessica Papazian-Ross then spoke on behalf of the Villages of Summerfield Rules Committee. In 2007, only four letters regarding rule violations had been sent. Upholding the rules has become better; but there are still several areas needing improvement and everyone's cooperation:

1. Obeying the speed limit and STOP signs on the property.
2. Wear reflective clothing or carry a flashlight when walking the property during dark hours.
3. When entering the property, go right at the circle at all times.

Jessica explained that the Rules Committee enforces the rules equally and evenly. No exceptions are given for violations; and letters can be strong in content because they are designed to compel compliance. She closed her report by respectfully requesting that owners please refrain from writing their commentaries on notices posted on the community bulletin board in the mail center. Input and feedback are welcomed, but please write a note for the Board and deposit it in the Association's mailbox provided.

The election of three Board members was then held by ballot voting. While the ballots were being tallied, the Board fielded questions from the floor regarding the Fall cleanup (in progress); postage on mailings (dictated now by size as well as weight); landscaping 2008 contract (Board to approve a contract at their January 2008 meeting); and landscaping improvements (under consideration is the retaining of a landscape design firm to develop a multi-year plan).

Bob Rico then announced the results of the voting. All three Board members were re-elected (Peter Mancini, Stefan Ross, and Bob Shear) to two-year terms and the 2008 budget was approved by a tally of 43 approve, 1 reject and 1 abstention.

There being no further business, the meeting was adjourned at 8:15 PM.

Respectfully Submitted,

Karen A. Bellucci
Managing Agent
Villages of Summerfield Condominium Association