

The Villages of Summerfield Condominium Association

c/o Selective Property Management

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Minutes of the Executive Board Meeting, May 2, 2006

The regular monthly meeting of the Executive Board of the Villages of Summerfield Condominium Association was held on Tuesday, May 2, 2006 at the East Smithfield Library. In attendance were B. Rico, B. Martin, L. D'Ambra, B. Shear and P. Mancini. Karen Bellucci represented management. Bob Rico, as President, called the meeting to order at 7:05 pm. Also attending was Michael Rollo, Proprietor of Earthworks Landscaping.

Bill Martin presented the monthly financial reports, explaining how a deduction for the 2005 overpayment to Earthworks was applied in April 2006. The reports were approved following a motion made by Peter Mancini and seconded by Bob Shear. Bill then reported that the annual audit has not yet been completed, but he did notify the CPA to file for a rebate of the franchise fee paid to Rhode Island Division of Taxation.

Stefan Ross, Secretary, was absent; but prior to the meeting, he had distributed the minutes of the March Executive Board meeting to the Board. These minutes were approved by an email vote and are posted at the mail center.

Bob Rico presented the following invoices for payment.

* Selective Property Management monthly management fee May 2006, \$875 (Bill Martin moved, Linda D'Ambre seconded)

* Thom's Well and Pump Invoice for Well #3 on Cambridge Circle \$1149. (moved by Bob Shear; seconded Bill) Invoice for Well #1, \$200 and Well #3, \$350 (moved Bob S; seconded by Bill) A suggestion was made that Thom's well itemize invoices letter was approved by all.

- * Poore and Rosenbaum, Attorneys \$270 for March 7 meeting prep and attendance (moved by Bob; seconded by Peter)
- * Guaranteed Rooter \$120 to remove clog in common line @23 Intervale (moved Bill; seconded Bob S.)
- * R. Sargesen Renovations \$70 to fill 2 sinkholes at 6 Cambridge in January 2006. (approval to be made by email vote once management obtains clarification)
- * Jack's Electric \$1358.52 labor/materials to replace 410 foot of electrical wiring for street lengths on Summerfield Dr. (moved by Bill; seconded by Linda)
- * Earthworks Landscaping April 22-28 mulch installation and clean out drains at 16 Rimwood less \$1000 deduction to 2005 overpayment (moved Bill; seconded by Bob S.)

Peter Mancini; as co-chair of the Summerfield Landscaping Committee, reported that he had received written approval from the State Department of Transportation to do landscaping clean up/improvements at the Summerfield entrance along Waterman Ave. He also reported on issues of concern of the Committee, such as the present signs (street, no parking, etc) at Summerfield; fallen trees at tops of Summerfield Drive; posting a private property sign at Villages of Summerfield entrance; and doing improvements at entrance starting with end of white fencing and up along sides of Summerfield Drive.

Discussion moved to adding a section of white fencing at side of entrance near Joseph's Restaurant and adding mulch where the 6 evergreens are planted along Summerfield Drive. Both were approved. The next Lands Committee meeting is scheduled for Monday, May 15 at 7pm.

Bob Shear, as the other co-chair of the Summerfield Landscaping Committee reported on the issues with the well pumps, more specifically Well #3 pump, which feeds the irrigation systems on Cambridge Circle. Thom's Well had to replace the pump due to silt build up and now Green Lawn Sprinklers has to clean the diaphragm in each sprinkler head so they open/close properly.

The Lands Committee report was approved by a motion made by Bill and seconded by Linda.

Old Business:

1. Because no response had been received to the Board approved letter to Northwind

Partners re roadway issues; it was decided that Stefan would have the attorneys send a letter on behalf of the owner.

2. Jeff Adel of 36 Cambridge addressed the Board regarding his wash out issues and lack of response from Northwind Partners. It was suggested that he file a complaint with the Rhode Island State Contactor's Board against Northwind.

3. Bob Ricco requested a vote to donate \$250 to the East Smithfield Library for use of the meeting room all year. The motion was made by Bill, seconded by Bob S. and carried.

New Business

* A request for landscaping improvements had been received from 45 Cambridge (Podis) The plan was reviewed and approved following a motion made by Bill and seconded by Bob S.

* A letter/email from 31 Rimwood (Kureck) had been received regarding the lawn at the side of unit. The owner will be advised to file a complaint with the Rhode Island State Contractor's Board because this is a developer responsibility.

* Discussion moved to damaged lawn repairs. To date, letters requesting repairs had been received from 14 units (4 Alpine; 9, 10-12, 11, 20,27, and 29 Cambridge; 11, 13, 21 Intervale; and 10,11,12, and 13 Rimwood). It was strongly suggested that the running for the irrigation system be increased from 15 minutes twice per day to 30 minutes once per day. A proposal to repair damaged lawns was received from Earthworks Landscaping. The cost is approximately \$.40 per foot for loam and seed or \$.75 per foot loam and sod. In the 14 above mentioned areas, there is approximately 26,000 feet to be repaired. The Board took the information under advisement and tabled the issue until finances could be reviewed.

* Bob Rico requested permission to solicit quotes on replacing damaged curbing. The Board members concurred.

A motion was made by Bob, seconded by Bob Shear, and carried to adjourn the open meeting and reconvene in Executive Session. The motion carried.

Respectfully Submitted,

Karen A. Bellucci

Managing Agent

Villages of Summerfield Condominium Association

KAB/cb