

The Villages of Summerfield Condominium Association

Minutes of the Annual Owners Meeting – December 14, 2004

The annual meeting of the ownership of the Villages of Summerfield Condominium Association was held on Tuesday, December 14, 2004 at the Smithfield Senior Center at Deerfield Park, Smithfield, RI. Fifty-two units were represented either by presence (50) or by proxy statements (2).

A quorum being met, the meeting was called to order at 7:05 pm by Bob Rico, as President of the Association. Mr. Rico introduced and thanked the current Board members and then extended special thanks to Jim Cambio and Alan Chabot, who had decided not to stand for election again this year. He then introduced the two new candidates, Ernie Letendre and Stefan Ross; and then thanked Helen O'Donnell and the members of the 2004 Nominating Committee for the time and organization they had given to the annual elections.

Bob then introduced and thanked the members of the Association's Finance Committee who had developed the 2005 budget; and turned the floor over to Larry Mancini as the Association's Vice-President and a member of the Finance Committee to review the 2005 budget with those present. Larry reported on the Committee's review of 2004 expenses and advised those present that the Association's records are audited by an independent CPA. There being no further questions from the floor, a motion was made by Larry Mancini, and seconded by Bill Martin, to accept the 2005 budget by polling by unit number. Karen Bellucci of Selective Property Management read the roll and the motion to accept carried unanimously.

Next on the agenda was the election of the Executive Board for 2005. Bob explained that since there were seven unit owners interested in serving and seven seats available that a ballot election would be held with those present selecting four of the candidates for two year terms and three of the candidates for one year terms. Completed ballots were collected and the nominating Committee adjourned to another area to count the ballots.

Bob then reported on meetings he and fellow Board members had with a Town official, Northwind Partners and an attorney regarding erosion, retention ponds, grading, and other developer-related issues. He also informed everyone that there is a soil erosion performance bond in place that included the access road off Cambridge Circle. These areas are to be addressed in the Spring by Northwind Partners; and if not, or not done to the Town Engineer's satisfaction, the Town will activate the bond.

Other issues raised from the floor are:

- 1) Northwind Partners' new mailing address – PO Box 308, Foxboro, MA 02035
- 2) Additional Street Lighting – Nothing planned at this time.
- 3) Driving Speed – 15 MPH posted and residents should use caution especially at night in regard to possible pedestrians.

- 4) Parking – Confined to the designated areas listed in a notice sent by the Rules Committee. Emergency vehicle access should be considered at all times.
- 5) Pets – Pet owners MUST always clean up after their pets.
- 6) Radon – Units should be tested. Testing kits can be obtained from the Rhode Island Department of Health or stores like Home Depot. The responsibility of testing and any resulting mediation belongs to the unit owner. Any cracks in foundations should be addressed to avoid radon problems.
- 7) Asphalt on entrance road – Town Engineer had inspected and all was satisfactory. The seams from paving are normal and sealing the asphalt should eliminate the visibility of such joints/seams.
- 8) Open punch list items – unit owners present were encouraged to put their name, telephone number and address on a sheet at the head table. This list will then be forwarded to the developers for completion.

The Nominating Committee had not completed the ballot counting by this time so it was announced that the results would be posted on the mail center bulletin board on December 15, 2004. The meeting adjourned at 8 pm.

Respectfully Submitted,

Karen A. Bellucci
 Managing Agent
 Villages of Summerfield Condominium Association

KAB/mm

Addendum to Minutes of December 14, 2004 Meeting

The results of the election were:

Two Year Terms

Bob Rico
 Larry Mancini
 Linda D'Ambra
 Bill Martin

One Year Terms

Joan Smith
 Stefan Ross
 Ernie Letendre

Accepted by the Board:

/s/ Robert Rico 1/04/05
 Robert Rico, President Date

/s/ William A. Martin 1/04/05
 William A. Martin, Secretary Date