

Villages of Summerfield
Smithfield, RI 02917
Executive Board Minutes

Robert Rico, President
Lawrence Mancini, Vice-President
William Martin, Secretary
Linda D'Ambra, Treasurer

James Cambio
Alan Chabot
Joan Smith

Meeting of May 24, 2004

At 7:13 PM, Robert Rico called the second May meeting of the Executive Board to order. The meeting was held at the home of Mr. Rico. All members of the Board were present.

COMMITTEE REPORTS:

Finance Committee

The finance committee reported that a short-term reserve account had been established via a \$40,000 transfer from the checking into an interest bearing (2.05%) money market account. This reserve is in addition to the long-term reserve account that is currently in a CD and is to expire this September. Prior to the expiration of the CD, the Finance Committee will meet and discuss investment opportunities for the reserve accounts. It will provide the Board with its recommendation(s).

President's Report

The Board was informed that letters had been written to those unit owners who had requested Board approval for various landscaping and/or construction plans. The letters were the result of action taken by the Board through email correspondence of the Board members during May.

Treasurer's Report

The Board was informed that reimbursement was made to Mr. Rico for light bulbs (mail room) and stamps.

Secretary Report

The Board was informed that letters had been written to those unit owners who had requested Board approval for various landscaping and/or construction plans. The letters were the result of action taken by the Board at the May 3 meeting.

Land and Building Committee

The Board was informed that there were some landscape issues in the Cambridge Circle area. These issues will be presented to Northwind Partners for resolution.

NEW BUSINESS

Alan Chabot requested permission to plant a tree in the area in front of his house where trees had been removed last year. The Board reviewed the plans and after a short

discussion, a motion was made and seconded to approve the request. Mr. Chabot recused himself from the vote.

The motion passed unanimously (6 – 0).

Mrs. Geraldine Kureck of 31 Rimwood Drive requested permission to plant a tree in the front-side area of her home. It is in an area that borders her property and common area. The Board reviewed the plans and after a short discussion, a motion was made and seconded to approve the plan.

The Board voted unanimously (7 – 0) to approve the plan.

The Board received a request from Mr. Robert Rico of 6 Rimwood Drive and Mr. Thomas Dolan of 12 Intervale Road for plantings in the common area between their homes. The Board reviewed the plans and after a short discussion, a motion was made and seconded to approve the plan. Mr. Rico recused himself from the vote.

The motion passed unanimously (6 – 0).

Bob Rico reported to the Board that Ed Vilandrie of Intervale Road had established a Web Site for the Association. The Web site, www.villagesofsummerfield.com, will allow visitors to download minutes and other announcements. Anyone wishing to post an announcement on the Web Site should submit their announcement to a member of the Board for review and approval.

OLD BUSINESS

The Minutes from the May 3, 2004 Special Meeting of the Unit Owners and the Minutes of the May 3, 2004 meeting of Executive Board Meeting was presented to the Board for review. A motion was made and seconded to approve and accept the minutes.

The Board voted unanimously (7 – 0) to accept the minutes.

Bob Rico began the discussion of the punch list that was prepared by Northwind Partners. The punch list was developed as a result of the 4 hour walk-through with George Yankowich of Northwind Partners and Executive Board Members Bob Rico, Alan Chabot and Joan Smith. The discussion quickly centered on the conditions of the roads, particularly Summerfield Drive and the proposed repairs to the road and resolution of the drainage problem. There was much discussion regarding core samplings. Mr. Chabot advised the committee that any core samplings done now would not be conclusive that work was done improperly (out of spec) as the underlying drainage could have washed away the road base. He suggested that any engineering study should focus on resolving the surface and underground drainage on Summerfield Drive. Discussion then began on accepting the punch list. Questions were raised regarding the Association's recourse if the Association accepted the punch list but the subsequent work was not done satisfactorily. It was believed by some Board members that the Association did not forfeit any rights if it accepted the punch list in that acceptance only constituted an agreement of the work that needed to be done and the establishment of the party who was responsible for the repair those items, i.e., Northwind Partners or the Association. After a lengthy discussion, a motion was made and seconded to approve the punch list upon completion of a review by Mr. Frank Lombardi, Esq., verifying that the Association did not forfeit any legal remedies should the repair work not be acceptable. **The motion passed on a 6 – 1 vote with Mr. Cambio voting against the motion.**

After the vote, Mr. Cambio submitted a letter and newspaper article regarding road repairs and asked that they be accepted by the Board and included in the minutes. The Board agreed to accept Mr. Cambio's letter and accompanying newspaper article. There was more discussion regarding an engineering study and points raised were: when it should be conducted, what the focus of such a study should be and what it would cost to conduct such a study. Mr. Rico reported that he had received some verbal quotations on a walk through study, not including core samplings, and the cost estimates ranged from \$2,750 to \$12,000. Mr. Chabot once again mentioned that the road bed should not be the focus of a study, but surface and underlying drainage should be the focus of any engineering study that was to be undertaken. Discussion continued for several more minutes. A motion was made and seconded to seek quotes for an engineering study to determine if the proposed repair and reconstruction of Summerfield Drive by Northwind Partners was appropriate and to advise the Board of other repair options. **The Board voted unanimously (7 – 0) in favor of the motion.**

The Board discussed some items that should be included on the June 1 meeting agenda. Items to be included were the Association paying for mulching and plantings in common areas including the Summerfield Circles and common areas between homes. Mr. Rico agreed to discuss the items with the landscaper and to report back to the Board with a cost estimate. The Board also agreed to discuss street parking at the next meeting.

At 10:12 PM a motion was made and seconded to adjourn the meeting.
The motion carried unanimously (7 – 0).

Accepted by the Board:

Robert Rico 6/1/04
Robert Rico, President Date

William A. Martin 6/1/04
William A. Martin, Secretary Date