

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 3, 2004

At 8:30 PM, after the Special Meeting of the Unit Owners concluded, Robert Rico called the May meeting of the Executive Board to order. All members of the Board were present.

OLD BUSINESS

The Minutes from the April 6, 2004 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.**

PARKING APPROVAL

The Board instructed the Secretary to send a letter to Mr. Ruggiero granting his request to park four vehicles at his unit. The vote had been conducted earlier via email with approval being granted by a 6 - 1 vote. Mr. Cambio voted not to approve.

FINANCE COMMITTEE

The finance committee agreed to meet and discuss investment opportunities for the reserve account. It would provide the Board with its recommendation(s).

COMMITTEE REPORTS

Treasurer Report

The Board was presented with invoices from three vendors for payment. Five invoices totaling \$106.97 were from Narragansett Electric Company for utility costs in the common areas. The invoices were reviewed and a motion was made and seconded to pay the invoices.

The Board voted unanimously (7 - 0) to approve the payment.

Selective Property Management ("SPM") presented three invoices for payment. The first invoice was for management fees in the amount of \$798.00 (114 units @ \$7.00 per unit). Discussion was held and Mr. Rico verified the invoice was appropriate in accordance with the management contract. The next two invoices totaled \$235.43 and were associated with special mailings regarding the Special Meeting of the Unit Owners and the punch list questionnaire. Discussion was held and a motion was made and seconded to approve payment of the three invoices. **The Board voted unanimously (7 - 0) to approve the payment**

5/14/04

5/14/04

Paiva Lawncare presented an invoice in the amount of \$2,100.00 for plowing and sanding on March 17 and March 19, 2004. Discussion was held and Mr. Rico informed the Board that he had discussions with Northwind Partners and the vendor regarding reported damage to some curbing. A motion was made seconded to withhold payment until agreement was reached regarding damage and settlement thereof **The Board voted unanimously (7 - 0) to withhold payment.**

NEW BUSINESS

Linda D'Ambra of 6 Rimwood Drive submitted a request for landscaping and plantings on common property in the back of her home and to construct a patio/deck in the rear of her home. The Board reviewed the plans and after a short discussion, a motion was made and seconded to approve the request. Ms. D'Ambra recused herself from the vote. **The motion passed unanimously (6 - 0).**

Mr. and Mrs. Richard Hallinan of 2 Cambridge Circle submitted a plan to install a power retractable awning over their patio in the back of their home. 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.**

At 8:59 PM a motion was made and seconded to adjourn the meeting.
The motion carried unanimously (7 - 0).

Accepted by the Board:

Handwritten signature of Robert Rico in cursive, followed by a vertical line and the date 5/24/04.

Robert Rico, President Date

Handwritten signature of William A. Martin in cursive, followed by a vertical line and the date 5/24/04.

William A. Martin, Secretary
Date