

COLONIAL VILLAGE II CONDOMINIUM
BOARD OF DIRECTORS
MEETING MINUTES
JULY 20, 2021

Board Members Present: Chris Cahill, President
Geoff Lawson, Vice President
Curtis Cultice, Treasurer
Deirdre McNulty, Secretary

Others Present: Chuck Vaughan, General Manager

I. CALL TO ORDER

The meeting (*held virtually due to the COVID-19 pandemic*) was called to order by Chris Cahill at 6:46 PM.

II. RESIDENT'S FORUM – Five residents were in attendance.

III. READING AND APPROVAL OF MINUTES

MOTION: Mr. Cahill Moved to approve the June 2021 minutes. The Motion was seconded by Mr. Lawson and carried unanimously.

IV. MANAGEMENT REPORT

Financials –Management provided the June financial statements and variance report. Year-to-date expenses were showing 10% under budget.

Management Items - Management provided status updates on maintenance and building projects.

V. OLD BUSINESS

Skylight Hatch Project – Structural engineers have recently deemed that the roof structures at 1717 and 1731 Troy are unable to support the installation of the skylight hatches because the hatches are too wide. Management suggested that other locations be previewed for the installation.

Hallway Painting – Management provided a comparison chart and presented three proposals for common area hallway painting for the Board's consideration. Upon a consensus, the Board asked that the company selected provide display board so that residents could view the color options prior to the selection of paint colors.

MOTION: Mr. Cahill Moved to approve a proposal from CertaPro Painters that included the painting of the hallways/trim/ceilings/doors, refinishing handrails and painting of black iron railings. The Motion was seconded by Mr. Lawson and carried unanimously.

VI. NEW BUSINESS

Retaining Wall Masonry Proposals – Management presented a proposal from Portugal Construction to elevate/point up sections of brick masonry retaining walls at 1741 Troy Street and work to address drainage system challenges in the same area.

MOTION: Mr. Cahill Moved to approve the proposal presented by Management with no changes. The Motion was seconded by Mr. Lawson and carried unanimously.

Legislative Updates – Management made the Board aware of recent legislative changes including the ability of the Board to now restrict smoking in units. The Board did not consider smoking restrictions but may revisit it in the future.

VII. ADJOURNMENT TO EXECUTIVE SESSION

MOTION: With no further business to discuss, Mr. Cahill Moved to adjourn the meeting to Executive Session at 7:45 PM. The Motion was seconded by Ms. McNulty and carried unanimously.

VIII. ADJOURNMENT

MOTION: With no further business to discuss, Mr. Cahill Moved to adjourn the meeting at 7:52 PM. The Motion was seconded by Ms. McNulty and carried unanimously.

**The Next Regular Meeting is scheduled to be held virtually Tuesday,
August 17, 2021.**

Respectfully Submitted by:
Sonya Rainey, Recording Secretary

Approved by:

Deidre McNulty

August 17, 2021

Deidre McNulty, Secretary

Date

APPROVED