

COLONIAL VILLAGE II CONDOMINIUM
BOARD OF DIRECTORS
MEETING MINUTES
SEPTEMBER 15, 2020

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) was called to order by Chris Cahill at 6:48 pm.

II. RESIDENT'S FORUM – Seven residents in attendance.

III. READING AND APPROVAL OF MINUTES

MOTION: Mr. Lawson Moved to approve August minutes with one correction. The Motion was seconded by Ms. McNulty and carried unanimously.

IV. MANAGEMENT REPORT

Financials – Mr. Vaughan presented August financial statements, highlighting variances and association's financial position. Although a month-end, the association's expenses were 2% overbudget, year-to-date, operating expenses are 7% under budget. Management plans to prepare the 2021 budget draft and meet with the Treasurer before the end of September. Mr. Vaughan reminded of the need to move excess funds from operating.

Mr. Vaughan provided updates on landscaping (walkthrough with landscaper was performed on 9/15), roof replacements an insurance claim prompted by an owner and other management tasks in progress.

V. OLD BUSINESS

Professional Management Contract

MOTION: Mr. Cahill Moved to approve a management agreement with Associa Legum & Norman for a one-year term. The Motion was seconded by Mr. Lawson and carried unanimously.

VI. NEW BUSINESS

Management was tasked with obtaining quotes for an engineering firm to conduct a feasibility survey for the installation of washers and dryers in units.

VII. ADJOURNMENT TO EXECUTIVE SESSION

MOTION: With no further business to discuss, Mr. Cultice Moved to adjourn to Executive Session at 7:39 to discuss covenants violations, delinquencies and/or sensitive matters. The Motion was seconded by Ms. McNulty and carried unanimously.

VIII. ADJOURNMENT

MOTION: With no further business to discuss, Mr. Cahill Moved to adjourn at 7:41. The Motion was seconded by Ms. McNulty Lawson and carried unanimously.

The Next Regular Meeting is scheduled to be held virtually Tuesday, October 13, 2020 following the Annual Meeting.

Respectfully Submitted by:
Sonya Rainey, Recording Secretary

Approved by:

Deidre McNulty

10/13/2020

Deirdre McNulty, Secretary

Date