

**Villages of Marlborough East**  
**Minutes Board of Governor's Meeting**  
**June 25, 2019**

Present: Dale Dolesh, Bob Cucchi, Nancy Hoffer, Wayne Chang, Jim Johnson and Gina DeFrancesco (Property Manager)

The meeting was called to order at 2:15 p.m.

May 2019 Board Minutes: Motion Dale, Second Nancy. Approved.

Motions:

- Motion to approve BES as the Engineering Contractor for the roof project. Motion Dale, Second Bob. Approved and contract signed.

Financial Review

Total Reserve Fund as of May 2019 is \$491,134.26. This includes \$788.17 in interest. Dartmouth financials are in agreement with our numbers. Note: all financial information is on the website portals.

Manager's Report

The Master Insurance Policy is up for renewal with Greater New York. Motion to approval renewal Nancy, Second Wayne. Approved and renewal signed.

Fire Suppression Companies

- Still looking for a better company to work with in our complex. A couple of companies have not returned calls yet.
- We expect to have some identified necessary repairs done within the next 30 days.

Updates

- J&J did the perimeter spraying for gypsy months.
- Sprinkler leaks have all been repaired.
- 16 Village Drive's ceiling is to be repaired by Eagle Painting. Gina is checking with them.
- Gina is continuing to work with Eagle Painting. The rain has caused some delays but also some issues have arisen and will be addressed.

Unfinished Business

- Motion to allow roll-up sun screen (white) at 37 Village Drive on the porch, by Jim, Second Bob. Approved 4-1.
- Arr-Max Road Repairs have been delayed due to the rain we have had. Gina is continuing to follow up. We are also looking for additional pricing for repairs identified in a walk thru.
- Dryer vent cleaning is scheduled for July 16, 17, 18. They will not be entering the units; they will work from outside.

- The PRC will be painting all 8 of the mailbox units. They will be scraping, scrubbing and cleaning them before applying paint.

Task List

- Most items on the Task List involve road repairs which we are currently waiting for prices. 41 Village manhole repair; 45 Village sink hole in driveway; and 20 Village sinking catch basin are already under contract with Arr-Max and will be done soon.

The meeting adjourned at 4:30 p.m.

**The Villages at Marlborough East  
Board Meeting/Treasurer Report  
June 25, 2019**

Reserve Fund Balance	As of 5/28/2019	<b>\$485,037.76</b>
Acct. #1 Avidia Bank Money Market Account	Balance as of 5/28/2019 Interest earned May Transfer from operating account May Transfer to opeating account- roof reserve expense Balance as of 6/25/2019	\$131,859.76 \$112.47 \$5,833.33 <b>\$525.00</b> <b>\$137,280.56</b>
Acct #3 (CD's) Avidia Bank	Balance as of 5/28/2019 Interest earned June Balance as of 6/25/2019	\$35,256.78 \$38.95 <b>\$35,295.73</b>
Avida Bank	Balance as of 5/28/2019 Interest earned June Balance as of 6/25/2019	\$61,631.05 \$115.26 <b>\$61,746.31</b>
Main St. Bank	Balance as of 5/28/2019 Interest earned May Balance as of 6/25/2019	\$118,484.52 \$211.33 <b>\$118,695.85</b>
Main St. Bank	Balance as of 5/28/2019 Interest earned May. Balance as of 6/25/2019 ( MSB CD"s collateral for \$300K line of credit)	\$137,805.65 \$310.16 <b>\$138,115.81</b>
Total Reserve Fund	Balance as of June 25, 2019	<b>\$491,134.26</b>