

Tanglewood Homeowners Association
Board of Directors Meeting Minutes
October 22, 2009
Held at Mt. Park Rec Center

Call to Order:

Director Dearden called the meeting to order at 7:02 pm.

Roll Call:

Board Members Present: Peter Miller (Secretary), Lee Collinge, and Debbie Dearden.; Laurantell Scarfo (cahir, arrived later).

Approval of Minutes:

Minutes of the September 24, 2009 Board of Directors Meeting were presented.

MOTION: By director Miller : Approval of September minutes as presented. Seconded by director Collinge. Vote: motion passed.

Financial Report:

Financial statements for period ending September 30, 2009 were presented.

MOTION: By director Dearden: Approval of financial statements as presented , Seconded by director Miller. Vote: motion passed.

Gutter Cleaning:

A proposal from Details Image Restoration (bid: \$6,970) for cleaning the gutters was presented.

MOTION: By director Collinge : To accept the proposal. Seconded by director Dearden. Vote: motion passed.

Landscape/Maintenance: Proposals were presented by ABM for combined maintenance and landscaping as well as a revised landscaping proposal by Showplace.

MOTION: By director Dearden: To accept the lower bid from ABM (where we purchase the necessary equipment) for combined maintenance and landscaping as of Jan. 1, 2010 and to cancel our contract with Showplace for landscaping as of Dec. 31, 2009. Seconded by director Miller. Vote: motion passed.

Unit #41:

MOTION: By director Miller To reimburse the owner of unit #41 for plumbing expenses related to the repair of a shared drain. Seconded by director Collinge. Vote: motion passed.

Position of the Board:

MOTION: By director Dearden:

It is the position of the Board that Frank Construction is liable and responsible for any and all necessary repairs needed to the Units in Buildings W and X related to the water leaks on Saturday, October 16, 2009 due to Frank Construction's failure to properly taper these buildings to protect them from water intrusion. Additionally, Steven Shewach should also be held responsible as it is his job to provide the contracted oversight for Frank Construction, thus ensuring that they are doing the job correctly.

Seconded by director Collinge. Vote: the motion passed.

Adjournment:

MOTION: Director Dearden moved that the meeting adjourn. Vote: motion passed.
Meeting adjourned at 7:52 pm.

Respectfully Submitted,

Secretary
Date: