

Minutes  
Woods Edge Board Of Directors  
Meeting January 4, 2006

Tony Cacciola called the meeting to order at 7PM. Laurie Seiden, Sally Cooper, Bob Mandl, Herman Weinstein, and Steve Tenzer were present. Kevin Bast was absent. Sheila Lohlein represented Greenview Properties.

Area Captain Mary Carbone addressed the board about parking issues in Anthony Lane. When the road was resurfaced the Board decided to do away with guest parking spots since they created a hardship for some homeowners and weren't being used as intended. There are No Designated Parking Spots. Parking is on a First Come Basis. Homeowners are reminded to use their garage and driveways whenever possible to free up parking spots. Cooperation is the key to alleviating these types of problems. The Board will look into the feasibility of moving one of the handicapped parking spots to the other side of Anthony Lane.

Mitch Giannini was an invited guest. He clarified a rumor brought to the Boards attention about the absence of firewalls in the new units. Sprinkler Systems are now the acceptable requirement for multiple dwellings in the Town of Babylon. The System had to be installed according to building code and he exceeded the code. The units had to be insulated a special way. There must be an annual inspection of the system. As the sponsor he has a warranty for ten years. Mitch informed the Board that he was unaware of the lack of cooperation with Atlas Paving until he received a letter from Sally. Steve confirmed the lack of communication with Lou from Atlas. Mitch was given a map of the community indicating flooding areas. He promised the Board that he would get Atlas to correct the problems they created.

Tony Cacciola is sending a letter to homeowners explaining some of the budgeted items. A homeowners meeting will take place in the Clubhouse on January 25, 2006 at 8PM. Tony thanked Greenview Properties for contributing two cases of wine to our New Years Eve Party.

Laurie said that the Christmas tree pick up is Wednesday January 11, 2006. Please do not fill the dumpsters up with trees. DISGUSTING! DISGUSTING! DISGUSTING! That's how Laurie and other Board members described the dumpster area. Waste Management will not pick up garbage outside of the dumpsters. When the dumpsters are filled bring the garbage home until they are emptied. One person leaves a bag on the outside and than another and another and another. ONE BIG MESS IS CREATED. There are a few conscientious homeowners who helped clean up the mess.

Herman informed Laurie and the Board that some concerns about the dumpsters are being taken care of. Sheila was asked to get pricing for cement walkways by the two side gates and to obtain sensor lighting for the area at night. The dumpster pad needs to have some lines painted to provide the driver with guides for placing the receptacles in the

proper places so people can enter both gates. Wheels have been ordered to keep the front gate straight and in place.

Sally requested that the signs be removed in parking spots by the old dumpster configuration. They no longer apply. She asked about the damaged speed bumps and was informed that they are going to be repaired by the Snow Removal Company in the Spring. Please contact Laurie for any Clubhouse rentals for January, February, March & April.

Bob said that Greenview Property waived our Management Fee for the month of November because we paid The Management Company for their services that month. He asked the Board for approval of the December Management Fee to Greenview since the contract is dated November 1, 2005. The Board approved the payment.

Steve discussed getting the website up and running. Information will be forthcoming.

A Special Thank You to Kevin and Karen for a truly unbelievable New Years Eve Party. If you went to the finest restaurant you would not have gotten the service, food, drinks and ambience that attendees were treated to.

Sheila will start obtaining bids on some Maintenance Projects. 1. Power washing the black mold from the exterior of the units. 2. Landscaping design for phase one removal of shrubs and replacement on ranch units. Phase two will be the two bedroom duplex units and Phase three will be the three bedroom duplex units. 3. Engineering study of the drainage in the middle common area. 4. Pool reconstruction and permanent awning along with a barbecue area. 5. Replacement of the air conditioning unit in the clubhouse if necessary.

Meeting adjourned at 9:30PM  
Next meeting date is 2/9/06

Respectfully submitted by Sally Cooper