

**RESERVE AT PILOTTOWN
BOARD OF DIRECTORS MEETING**

October 10, 2016

110 Seagull Drive

10:30 a.m.

Present: Karen Fleck
Michael Tupman
Bill Cro
Joe Defeo

For the benefit of the new Board members, Karen Fleck provided an overview of the Reserve's professional services contracts: Solitude Lake (storm water management), Sposato (landscaping), Rick Cornell (architectural review), and Nationwide (general liability and officer/director insurance).

The Board decided to negotiate with Sposato for a lower landscaping contract price by eliminating the mulching of the bio-swales in 2017 because they now appear to be sufficiently mature, but will re-visit the issue the following year after reviewing the results. Sposato will continue to be responsible for regular inspections of the bio-swales and to weed and remove orphan trees.

The Board is considering a proposal by Solitude to assess the condition of the storm water run-off basin and adjacent areas to determine if silting up over the years may require remediation and, if so, at what cost and how the work would be done. This would be a capital improvement for which there are ample capital reserves and would not require a special assessment or increase in homeowner dues.

The Board decided to accept an offer of settlement by two owners to resolve an issue regarding their fence.

Karen Fleck will continue to serve as HOA President and be responsible for storm water management. Michael Tupman will be Vice President and Secretary. Bill Cro will be Treasurer. Bill or Mike will co-sign all checks. Joe Defeo will be Chair of the Architectural Review Committee assisted by Tim McMillan, Steve Gring, Ben Calamia, and Ed Fleck.

The Board will continue to meet on an as-needed basis and post the minutes of its meetings on the HOA website.