

**Minutes of the Meeting of the Board of Directors
Hideaway Village Condominium Association, Inc.
Friday, May 29, 2009**

Roll Call: Meeting called to order 6:00 pm. Deborah Wilson, Bruce White, Sean Sylva, Angelo Moskovis, Christine Greene, Greg McAvoy, Mary Andrews
Fred Norhahl and Pat Pratt-MacLeod were also in attendance
Guest: Patti Cobb, Accountant

Meet the accountant. Patti made several suggestion. The board will take them under advisement and get back to her.

She received a copy of the reserve study.

Very positive and knowledgeable.

Accountant departs 7:00 pm.

Guest: Mr. DeFina 53D 7:00 pm to discuss problems in his driveway during the winter.
Board will send him a letter of decision.

Departs 7:12

Motion: Angelo Moskovis to approve agenda of 5/29/09

2nd Sean Sylva

Vote unanimous

Motion carries

Motion: Bruce White to approve regular meeting minutes of 4/24/09

2nd Chris Greene

Vote - ayes 6, abstain 1

Presidents Report: Deb Wilson

Annual Meeting packets ready for mailing.

Treasurers Report: Chris Greene

Account Balances -Operations and MMA Accounts (reconciled) as of 4/30/09

Unrestricted funds:

Sovereign Operating Account - \$5,949.52

Sovereign Savings Account - \$3,275.91

TD Banknorth MMA - \$129,665.01

Restricted funds:

EBSB - MMA (LTA) - \$133,651.19

Sovereign CD (LTA) - \$72,273.18

Mayflower CD (LTA) - \$84,341.47

TDBanknorth rates have gone down. Will be looking into Rockland Trust rates and elsewhere for highest rate.

Reminders: for 2 signatures on checks and keep a \$5000.00 balance in operating checking acct.

Financial statements reviewed noting the reserve funding statement will be removed since we have just received the reserve study.

Reserve study just came in this day at 4:00. Not much time to study it but bottom line so far, shows reserves as 76.65% funded. Board should closely study report and get back with questions for ARS. Ask if he could meet with us in future if need be.

Legal: Angelo Moskovis
6D to be signed

Motion: Sean Sylva for HVCA to exercise its' right of first refusal and grant 6D for Unit 28S.

2nd Greg McAvoy

Vote unanimous

Motion carries

Atty Marzelli will attend June 26th meeting to discuss his moderating of annual meeting on July 4th, 2009.

Office: Deb Wilson, Chris Green

Draft of Privacy and Data Protection Policy discussed and amended.

Motion: Bruce White to accept Privacy and Data Protection Policy as amended

2nd Sean Sylva

Vote unanimous

Motion carries

Insurance: Mary Andrews

No Report

Maintenance: Fred Nordahl

Pathway by 8E to be paved with patio pavers, perhaps a fence on other side of path.

Check on cost.

Sand on dike a priority when rain stops

Flyer out for Major Trash pick-up

Water testing to be done-\$300.00 this year.

“Open” sign ordered for office

Flowers to be bought and planted in entrances

Tree Policy: discussion for changes to be made to make it more reasonable and enforceable.

Motion: Bruce White to accept tree policy as amended 5/29/09

2nd Angelo Moskovis

Vote unanimous

Motion carries

Unfinished Business:

Received revised submission by Bob Jeffrey. Bob to publish it and sell copies and donate money to association.

New Business:

Spring projects - updates

Next Board Meeting

June 26, 2009

Meeting adjourned 9:50 pm

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