

**Cambridge Courts Condominium Board of Directors Meeting
12/16/09**

I. Call to Order

Meeting was called to order at 6:30 p.m.

II. Quorum Count

Present: Frances McCoy, President; Tracy Van Duston, Vice President; Chuck Phillips, Treasurer; Ingrid Herbert, Director; Wayne McCreedy, Managing Agent. Mike Herbert, Secretary, was delayed but arrived at about 7:15.

III. Owners Forum

No owners attended. However, 1 owner advised the board in writing that she is replacing her windows. Since she is using an approved vendor, no action is required by the board. The other owner requested clarification of information re: dryer vents and ducts. Wayne will prepare a response.

IV. Minutes from the Previous Meeting

Motion was made (**Tracy**) and seconded (**Ingrid**) to approve the minutes of the 10/28/09 meeting. **PASSED** unanimously.

V. Reports from Officers

Tracy observed that the holiday decoration look very nice and thanked all who participated in decorating the property.

VI. Report from Committees

None.

VII. Old Business

- A. FiOS:** The Board reviewed the 2 sample Verizon notices provided and talked through the options for providing as much notice as possible to owners/residents. We can provide a lot of advance notice of when the project will begin and what owners/residents must do to prepare. However, we can not give long-range notice of the exact date that workmen will be in any individual unit, so owners must be prepared to be at home on short notice (24 hours); arrange for a friend or neighbor to have a key; or if all else fails, expect a locksmith to enter the apartment at owner expense (about \$125) to perform the necessary installation.

Owners/residents are responsible for controlling/removing their animals for the day to ensure the safety of the Verizon crews.

- B. Irrigation systems:** Careful study and bid procurement continue. Chuck suggests that owners be alerted that this process will be completed and go to the board for a final vote at the January 27 Board Meeting. All interested owners will have the opportunity to express their views at that meeting.
- C. Dog control:** The Board is concerned that there are many dogs, some of them very large and often unleashed, on the property. Consideration is being given to ideas for encouraging owners to control their dogs more closely and comply with animal control laws.

VIII. New Business

- A. Millennium Investment issues:** Wayne will recommend some reordering of our investments so as to provide the highest return while ensuring the maximum safety of funds.
- B. Cole Roof Systems, Inc:** Cole reported to the Board that a number of roofing slates must be replaced (cost \$2395). Motion was made (**Tracy?**) and seconded (**Mike?**) to accept Cole's proposal and approve the work. **PASSED** unanimously.

IX. Adjournment

Meeting adjourned at 7:47 p.m.