

**Village of a Thousand Pines**  
**Meeting Minutes**  
**February 14, 2007**

Board Members Present: Alan Bovarnick, Pat Cote, Barry Rosen, Steve Lefkowitz & Lilia Medina  
Board Members Absent: None  
Sterling Services Inc.: David J. Levy  
Guests and Owners: John Trefethen (Treasurer), Mrs. Gassel (373 CEC)

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

**1. Unit Owner Issues**

See Executive Session for sensitive issues, if any.

**2. Minutes**

*Motion: Approved January 10, 2007 meeting minutes as presented. Vote: 5-0*

**3. Developer Issues**

See Executive Session for sensitive details, if any.

**4. Financials**

*Motion: Approve January Financials as presented. Vote: 5-0*

**Budget**

The Treasurer, John Trefethen, attended the meeting and discussed the budget with the other trustees and David Levy.

**Motion:** The Board approved an overall budget that increases the average condo fee by 6.5% per month. Fees are set by beneficial interest. *Vote: 5-0*

**Motion:** The Board established \$145,000 and \$14,000, as the annual capital reserve and painting contribution, respectively, paid monthly, as cash flow allows. *Vote: 5-0*

**5. Yard Sale & Social Events**

Alan Bovarnick, Board Chair, will be the chair of subcommittee yard sale.

**6. Painting of wooden buildings**

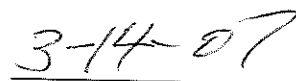
**Motion:** The Board accepted Sterling's recommendation, based on competitive bidding, to select Coating Corps for the 48 wooden buildings painting. Deck staining will remain with the incumbent Gaudette Maintenance. Siding repairs will likely remain with Norcross Construction. *Vote: 5-0*

**7. Adjournment**

There being no further business to discuss, the meeting was adjourned at 7:50 p.m.

Approved by

  
Trustee

  
Date