

**Village of a Thousand Pines**  
**Meeting Minutes**  
**January 10, 2007**

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

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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 December 12, 2006 meeting minutes as presented. Vote: 5-0*

**3. Developer Issues**

See Executive Session for sensitive details, if any.

**4. Financials**

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

**Budget**

The treasurer, John Trefethen, attended the meeting and worked on the third draft of the budget with the other trustees and David Levy.

Some important topics / expenses were raised, as follows:

- David Levy to audit the profits and losses that the Association made on social events to see the net impact.
- Add \$500 more on "Meeting Expenses", so the Association will have \$2 extra per unit to plan and run the social events in 2007.
- Barbara Nunes to request a proposal from the local sign company to get new numbers to the units. This would be considered a capital expense.

**Motion:** The deck blocking project will be continued during the winter. The Board of Trustees approved the work to be done by Sterling's maintenance, in 12 block hours per week, for 10 weeks, starting around January 22, 2007 starting on the wooden buildings.

*Vote: 5-0*

**5. Yard Sale & Social Events**

- The 1000 Pines only social has been tentatively set for April 28, 2007. The yard sale will be held between 10 a.m. and 1 p.m.
- Sterling to donate \$200 to the Association's social in April.
- Association's cost will be \$200 maximum.
- The Association will have tables available for owners that request one. Owners will be charged for the tables the same amount that the Association will pay for the tables. Owners need to give three weeks notice.
- Alan Bovarnick, Board Chair, will be responsible for additional social events' operating decisions.

6. **Visitor parking**

Sterling to draft a flyer about visitor parking rules for Board review.

7. **Website updates**

Steve Lefkowitz and Barbara Nunes will continue to work together to update the website, with a totally new format and / or new service provider potentially selected.

8. **Adjournment**

There being no further business to discuss, the meeting was adjourned at 8:10 p.m.

Approved by

Ally L. Borasini  
Trustee

3-14-07  
Date