

**Village of a Thousand Pines
Meeting Minutes
September 13, 2006**

Board Members Present: Barry Rosen, Alan Bovarnick, Steve Lefkowitz, Lilia Medina
Board Members Absent: Pat Cote
Sterling Services Inc.: David J. Levy, Heidi Tilsch
Guests and Owners:

Meeting called to order at 7:16 p.m.

1. **Unit Owner Issues**

See Executive Session for specific issues.

2. **Minutes**

Motion: *Approved June 2006 Minutes. Vote: 4-0-1*

3. **Developer Issues**

See Executive Session for specific issues.

4. **Rules Book**

Heidi and Barry have completed the edits to the rules booklet. The final changes will be mailed to unit owners and they will be asked to replace the pages which have been revised.

5. **Work Orders**

There have been dozens of lights which have been replaced recently. It is believed that this is due to the natural lifespan of the bulbs expiring.

6. **Anti-Litigation Resolution**

The Association's attorney has prepared an anti-litigation resolution, which would require mediation prior to litigation with the Association.

Policy Motion: Approve anti-litigation resolution, as prepared by the Trust's legal counsel, Marcus, Errico, Emmer & Brooks. **Vote 3-0-1**

7. **Insurance Resolution**

The Association's attorney has prepared an insurance resolution, which would make unit owners legally responsible for the \$5,000 deductible.

Policy Motion: Approve insurance resolution, as prepared by the Trust's legal counsel, Marcus, Errico, Emmer & Brooks. **Vote 3-0-1**

8. **Community Yard Sale**

The JAC approved the idea of having a yard sale in the spring. Details have not been discussed. This will be decided over the winter by individual Boards. The unit owners will be polled for their thoughts in the newsletter. The matter will be discussed in deeper detail next month.

9. **Parking/Traffic Signs**

The matter of placing signage for parking and fire lanes was tabled until the full Board of Trustees is present.

10. **JAC**

The annual social was a huge success. Management and the Boards have received many compliments from the Town officials that they are looking forward to next year's party.

11. **Adjournment**

The meeting was adjourned at 8:15 p.m.

Approved by

Alan L. Boranini

Trustee

10-11-06

Date