

MINUTES
BOARD MEETING
FRUITVILLE PUBLIC LIBRARY
11-1-05

The meeting was called to order by 1st Vice President Bjorn Svenson at 7:30 PM

Proper meeting notice was provided

In attendance were Craig Smith, Ken Smith, Bjorn Svenson, Alex Bilichuk and CAM Jim Unger . Joe Branconi joined the meeting at 8PM. Bjorn Svenson continued to officiate.

Craig Smith made a motion that the minutes of the Board Meeting of 10-4-05 be approved. Seconded by Alex Bilichuk. Carried unanimously.

1. Craig Smith advised that the following residents will comprise a Covenants Committee, which he will moderate and act as liaison with the Board (he will not have a vote); Warren Lesnak, Joseph Ficarola, Jeff Skonieczny, Stuart Edelman, and Sherri Pape. The Covenants Committee will be used on an “as needed” basis.
2. The Board adopted the following guidelines with regard to commercial vehicles:
 - a) Any vehicle, regardless of size, that is clearly being used for commercial purposes is to be considered a “commercial vehicle”.
 - b) By definition (in the Documents) vehicles over 18 feet in length are considered “commercial”, however, the Association Manger is to verify which vehicles over 18 feet are actually being used for commercial purposes.
 - c) If the vehicle is commercial, it must be parked in the garage. Parking a commercial vehicle, on an overnight basis, outside the garage will be considered a violation.
 - d) A vehicle over 18 feet in length, not being used for commercial purposes will be considered a “conventional passenger automobile” as defined in Article 7.10 of the Documents, for the purpose of enforcement of parking.

- 3. Craig Smith made a resolution that the 2006 budget assessment in the amount of \$1332 per year, that was mailed to the residents on October 15, 2005 be approved and that the assessment be paid in four quarterly payments of \$333, the first payment being due on January 1, 2006. Seconded by Alex Bilichuk. Carried unanimously**

- 4. Craig Smith made a motion that the Association hire an outside accounting firm to prepare the 2005 annual report and financial statement. Seconded by Alex Bilichuk. Carried unanimously.**

The next meeting will be the Annual Meeting on December 20, 2005 at 7:30PM at the Fruitville Public Library. If necessary, a Board meeting will be held at the same time.

The meeting was adjourned at 8:26 PM. Motion by Craig Smith, Seconded by Alex Bilichuk; carried unanimously