

**SANDBURG VILLAGE CONDOMINIUM HOMEOWNERS' ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
Wednesday, June 28, 2023 @ 6:30 p.m.**

The meeting was conducted by Zoom videoconference.

Present: Robert Connor – Association 2
Mary Schneider – Association 2
David Ruhland – Association 1
John Hoppesch – Association 1
Andrew Bagalini – Association 1
John Hoppesch – Association 1 Alternate
Gabrielle Thronson - Eliot
Bruce Kaminsky – Eliot
Beth Murphy – Faulkner
John Berchem, Lowell
Ann Marie Calacci - Lowell
Barbara Fiacchino – Association 7
Marcie Johnson – Association 7
Nancy Slattery – Association 7
Diana Levin – Association 3

Also present were Melissa Goodwin, HOA Property Manager, Tahalia Melendez, HOA Administrative Assistant and Isela Morris, Regional Director.

CALL TO ORDER

Mr. Connor called the meeting to order at 6:31 p.m. Ms. Goodwin called the roll and declared that a quorum was present.

UNIT OWNER COMMENTS AND QUESTIONS

No comments or questions.

ACTION AND DISCUSSION ITEMS

1. **2023 Village Capital Projects Update, Paul Gaudette, WJE**
After discussion, *Mr. Berchem moved to accept the Zera Proposal section A, #I and Section B, #VIII on the presented proposal for concrete repairs for a total of \$19,000.00. Ms. Johnson seconded the motion, and it passed unanimously. Discussion ensued about the rest of the options on the proposal and was tabled.*

2. **Pool Operations Management 7.02 Committee Charter and Appointment of Directors and/or Alternates for the Pool Operations Management 7.02 Committee**
After discussion, *Mr. Connor moved to accept the proposed charter for the Pool Operations Management 7.02 Committee as presented. Ms. Slattery seconded the motion, and it passed unanimously.*

After discussion, Mr. Ruhland moved to approve the appointed HOA Board members; Gabrielle Thronson, Eliot as Chair, David Ruhland, CSV #1 as Co-Chair, Andrew Baglani, CSV#1, Sarah O'Neil, CSV #2, and Leslie Deitch, Faulkner to serve on the Pool Operations Management 7.02 Committee. Ms. Johnson seconded the motion, and it passed unanimously.

3. **Great Smiles, Unit 102C Lease Renewal**

After discussion, ***Mrs. Fiacchino moved to accept the proposed renewal lease for a month-to-month lease starting 8/31/2023 with a hold at current rate with Always Great Smiles, Unit 102C as the lessee. Mrs. Schneider seconded the motion, and it passed unanimously.***

4. Nails By Liz, Unit 102A Lease Renewal

After discussion, ***Mrs. Thronson moved to accept the proposed renewal lease as presented for a 3-year lease from 9/1/23 – 8/31/2026 with Nails By Liz as the lessee. Mr. Ruhland seconded the motion, and it passed unanimously.***

5. Additional Business

a. Faulkner New Alternate

After discussion, ***Ms. Murphy moved to appoint Amy Lorms to replace Allyson Acosta as Faulkner alternate to the HOA Board. Approved by the Faulkner board on 5/22/23. Mr. Ruhland seconded the motion, and it passed unanimously.***

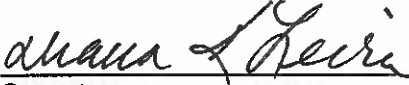
b. Clark Steet Parking Permit Proposal

After discussion, ***the Board tabled this discussion.***

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Mr. Ruhland, seconded by Mr. Connor and unanimously approved, the meeting was adjourned at 7:23 p.m.

Respectfully submitted,


Secretary