



HOMES AT SWAN POND CONDOMINIUM

508-660-9913

178 Clear Pond Drive Walpole, MA 02081

Minutes of the Annual Meeting November 12, 2008

- I. WELCOMING REMARKS: Chairman, Joe Quinn welcomed homeowners to the annual meeting. Joe thanked Kevin Iles and Tom Heavey for their years of service on the Board of Trustees.
- II. COMMITTEE REPORTS:
- Budget – Treasurer, Chris Village explained the budget. Homeowners were supplied with copies of the 2008 and 2009 operating budget and an analysis of condo fees from the years 2000 through 2009. After careful analysis, due to the increase in the operating budget, it was determined an increase of 8.7% was needed to meet the expenses anticipated for 2009.
 - Amenities – Tom Heavey reported an increase of \$8,765.00 in the Amenities budget due largely to pool and cabana repairs.
 - Insurance – Joe Quinn reported a decrease of \$2,000 in the Master Policy.
 - Fire Sprinklers Update – Chris Village explained fire sprinkler problems were caused mainly due to misapplied thermal insulation. Homeowners do not have permission to turn off the sprinklers.
- III. INTRODUCTION OF CANDIDATES FOR TRUSTEE: Nancy Bailey presented candidates for election to the Board of Trustees. Bob Randall applied for the one year position and Mike Kravitsky applied for the three year term. Since there were no opponents, the candidates were approved by acclamation.
- IV. QUESTIONS AND ANSWER: Most questions seemed to be concerning the new trash and recycling program. Homeowners received written information regarding trash pickup and recycling. Tom Heavey attempted to answer all questions. Further questions can be directed to the website.

Speeding on Clear Pond Drive continues to be a problem.

Someone suggested the possibility to lower the rental fee of the Clubhouse for the residents. This will have to be addressed by Amenities.

ADJOURNMENT: Meeting adjourned at 8:30PM

Respectfully submitted,

Nancy Bailey