

## *Villages at Pinehurst Condominium Association*

### ***BOARD MEETING MINUTES***

Prepared by Sanjaya Swamy

Mar 14, 2025 (Friday)

**BOARD MEMBERS PRESENT:** Sanjaya Swamy, Stanley Davis, Santosh Jha.

**BOARD MEMBERS ABSENT:** None

**Time Start:** 6:00PM

**Time End:** 7:00PM

The meeting was called to order at 5:50PM on Mar 14 by Sanjaya Swamy, and it was approved for meeting by all the board members.

### **REVIEW STATUS AND DISCUSSION ITEMS**

#### **1. 2025 Financial Year-End Review & Reserve Study**

- The Board reviewed the year-to-date financial performance for 2025.
- **Discussion:** The Board discussed the necessity of an updated Reserve Study to ensure that long-term repair costs are adequately funded without requiring future special assessments.
- **Outcome:** Management was directed to gather quotes for a professional reserve analysis.

#### **2. Master Insurance Policy Renewal**

- The Board reviewed the Master Policy premiums for the upcoming term.
- **Action:** In response to industry-wide rate increases, the Board authorized our agent to shop for high-deductible options to keep monthly dues stable while maintaining full replacement cost coverage for the condo structure.

#### **3. Infrastructure & Common Area Maintenance**

- **Lighting Audit:** The Board discussed possible dim lighting in the common areas. Do we want to work with the Town to enhance resident safety.

#### **4. Community Environment & "Clean Sweep" Initiative**

- **Waste Management:** The Board discussed issues with improper disposal in the common trash areas.

- **New Initiative:** A "Clean Sweep" weekend was proposed for late spring, encouraging residents to clear out common storage areas (if applicable) and promoting better adherence to Massachusetts recycling mandates.

## **5. Rules & Regulations: Unit Alterations**

- The Board reaffirmed the process for unit owners requesting interior renovations.
- **Clarification:** Reminded that any work involving structural, plumbing, or electrical changes requires Board approval and proof of licensed/insured contractors to protect the association's liability.

## **6. Delinquency & Legal Update**

- The Treasurer provided an update on outstanding balances.
- **Resolution:** The Board voted to send "30-day demand letters" to two accounts that have fallen behind, ensuring the association remains compliant with the "Super Lien" priority status afforded under **MA General Law Chapter 183A**.

Next meeting proposed in 6 months.

Final Approved Minutes

Sanjaya Swamy for the Board