

# Millbrook Homeowners Association Annual Meeting

Wednesday, November 16<sup>th</sup>, 2005  
7:30pm  
Esten Elementary School

## Agenda

- I. **Call to Order**
- II. **Introductions of current and past board members.**
- III. **Presidents Report – Mark DiNino**
  - Meeting procedures were reviewed
    - a. No disputes or issues would be discussed during the meeting. Mark explained this meeting was simply informational in nature.
    - b. Thanked the remaining members of the Board of Directors as well as all the Committee members for their efforts throughout 2005.
- IV. **Vice President/Treasurer’s Report – Joseph Ruffo**
  - Budget overview
    - a. The budget hasn’t changed much from last years figures. All costs stayed in check, including the Landscaping Contract which stayed well with region.
    - b. We have about \$2750 remaining in the 2005 years budget. This should help us cover some increasing costs. Per the budget, the association is projecting an excess of \$500.

**A motion was made by Mark DiNino to accept the proposed budget fo 2006.**

**Motion is seconded. Motion passes.**

- Dues update
  - a. All outstanding accounts have been paid in full with 2 on hardship payment plans.
  - b. There will be no increase in the annual dues.

## **V. Secretary's Report – Rick Dunham**

- Rick Dunham thanked, on behalf of The Board of Directors, the following individuals for their contributions to the community of Millbrook:
  1. Tom Naughton (Millbrook Dr.) for taking care of the trash barrels within the park.
  2. John Hart (Morningside Dr.) for cutting down some dead trees on the Association's property. He had signed a waiver, was given formal permission, and really did a great job.
  3. Bob Conley for updating the website. The association covenants scanned and loaded on to the site. Any and all community news will be posted there. There is also a Frequently Asked Questions (FAQs) section that will give residents answers to a lot of their questions regarding the responsibilities of the association and homeowners within the association. The BOD also thanked him for installing the solar-powered lights over the entrance signs.
  4. Some sinkholes were fixed along the sidewalk of Morningside Dr. by some residents. The BOD thanked the residents responsible for their efforts.

*Some residents asked if sidewalk work and street signs itemsthe Town of Rockland is suppose to be taking care of. Mark DiNino explained that both he and Rick Dunham have attempted countless times to contact Bob Corvi regarding this issue with no luck making contact. Mark mentioned that the FAQ page on*

*the website lists phone numbers of various town officials, including the Highway Department.*

5. The BOD thanked the Rockland L.L for cleaning up the baseball diamond. They were originally going to use it to play games on, but decided against it.
  6. The BOD thanked Burns Landscaping for donating their time and resources throughout the year to help with cleanups.
  7. The BOD thanked the Safety Committee for their continued efforts to make Millbrook a safer community and thanked Jerry Blake for making the entrance signs.
- The Board of Directors recognized the newly formed Activities Committee, headed by Christine Fleming as Chairperson. The BOD is extremely excited about their ideas and look forward to working with them throughout the year.
  - The BOD also asked if anyone was interested in forming a “Landscape Committee”. The committee would be responsible for “dressing up” the common areas like the skating pond, the park, entrances and any other areas in need of maintenance. *The Safety committee has announced that they are transforming into a Safety and Maintenance Committee that will be responsible for landscaping ideas and projects.*

## **VI. Activities Committee – Christine Fleming**

- Discussed various ideas the committee is working on including; Moms Night Out, Poker Nights, Association Yard Sales.
- The committee’s first activity is going to be a Holiday Stroll, scheduled for December 10<sup>th</sup>. They are looking for volunteers to be Santa. If you want to participate, forward gifts to either Christine or Chrissy White. Notes will be dropped in mailboxes. They’re also looking to gauge interest in Caroling around the neighborhood.

## **VII. Safety Committee – Michelle Blake**

- Reviewed some of the past years accomplishments including:
  - i. Spring Cleanup of the park.
  - ii. The park equipment was stained. This may turn into a yearly thing.
  - iii. The basketball courts were repaired and repaved and new basketball backboards were installed.
- Some of the goals for 2006:
  - i. Signs are going to be posted at the park listing some rules and regulations for people to follow.
  - ii. They are looking for Landscaping help to assist with some spring plantings.

## **VIII. Old Business – Mark DiNino**

- There was no old business left outstanding.

## **IX. New Business**

### 1) Election of a member of the Board of Directors

- a.* Mark DiNino was up for re-election as a member of the Board of Directors. Mr. DiNino asked anyone in the audience if they were interested in running. With no responses, Mr. Dunham noted that 100% of the ballots voted to re-elect Mark DiNino.

*A motion was made by Joe Ruffo to accept the results to re-elect Mark DiNino as a member of the Board of Directors. Motion seconded. Motion passed.*

2) Hanging tree limbs

-Association member Dave Barstow made note of hanging tree limbs along many of the sidewalks in the development. He asked if the association was allowed to cut those branches back. If so, he offered his services. The board approved.

**X. Hearing no other business, Mark DiNino made a motion to adjourn the Annual Meeting. The Motion was seconded. Motion passed. Meeting concluded 8:10pm.**