

NOTICE/AGENDA  
Board of Directors Meeting  
September 26, 2023  
6:00 p.m., Meadows House

1. Call to Order:
2. President's Comments:
3. Approval of Minutes:
  - Regular Board Meeting August 22, 2023
4. Manager's Report: Angela Fescine
5. Report on CDs and Investments: Patricia Vanlandingham  
Delinquencies: Patricia Vanlandingham
6. Finance Committee Report: Patricia Vanlandingham
7. ARC Committee Report: James Slattery, Interim Chairperson
8. Communication Committee: Timothy Myers
9. Covenants Committee Report:
10. Covenants Violations:
  - RV44: Trash cans left out past collection. This homeowner has been a constant repeater. Fined \$100 at August Board meeting or same violation.
  - RV45: Fined \$50 for the same violation at August Board meeting.
  - V46: Contractor's vehicle obstructing sidewalk August 26. Requested to pull the truck up so his vehicle was not blocking the sidewalk; rude response, refused to comply. Proposed \$50 fine
11. Appeals: None
12. Old Business:
  - Vote to reaffirm the discussion from the July 13, 2023 Board Meeting to establish the date of October 1, 2023 to be the effective date for raising the estoppel fee to \$250 and to establish a \$500 capital contribution fee.
  - Paint contractor selection
  - Discuss update for tennis courts

13. New Business:
  - Discuss purchase of new printer/copier/scanner/fax for HOA office
  - Tabled 8/22/2023 (Ring cameras for the Playground, Tennis Courts, Pool and Parking lots: Meadows House and Recreation Area)  
Approx 10 Cameras needed Not to exceed \$2,000
  - Discuss color to be approved for driveways
  - Budget Workshop October 17
  - T-shirts
  - Printing estimate
  
14. Committee Vacancies:

Approval of Timothy Keefe to serve on the ARC as alternate for Mayflower.

  - Covenants Committee: Need Foxboro representative; Need alternates for Brighton, Foxboro, Greenwich, Mayflower and Ridgewood
  - ARC: Need a chairperson and alternates for Foxboro and Ridgewood
  - Landscape: need alternates for Brighton and Foxboro
  - Hurricane Committee: Need a chairperson.
  
15. Committee Reports: Enclosed
  - Architectural Review Minutes
  - Landscaping Minutes
  - Covenants Minutes
  
16. Homeowner Comments:
  
17. Adjourn: