

Newington Community Association  
Board of Director's Meeting  
December 2, 2009

Agenda

Call to Order

President's Comments

(Board member resignation and budget)

Approval of Minutes - November 4, 2009

Resident's Opportunity for Hearing on Rules Violation

Potentials for architecture: TBD

Community Forum

Committee/Business Reports

Email Votes Conducted during the Previous Month– None

Architectural Committee – Chairperson needed

Planning and Development (Lou)

Community Management (Lori)

General Business

Old Business

- Accounting contract bids
- Full management proposals
- Architectural Standards revisions– landscaping, flood lights
- T-bill expired
- Common Grounds Improvements
- Legal review of governing documents

New Business

- Snow removal contract
- Maintenance Priorities – Committee development

Executive Session

Return to Open Session

Violation Hearings – see above

Probable Cause - TBD

Board Members:	President – John Peirce	Director – Nestor Fernandez
	Vice President – Liz Fernandez	Director – John Nolan
	Treasurer – Chip Catherine	Director – Al Roy
	Secretary – Sarah Jernigan	2 Board member vacancies

Write Off Requests:

Total 2008	\$8,246.15
2009 Write Offs:	Assessments
January	\$ 258.47
February	\$ 0
March	\$ 0
April	\$ 1,832.73
May	\$ 0
June	\$ 1,241.95
July	\$ 704.49
August	\$ 0
September	\$ 0
October	\$ 0
November	\$ 0
December	\$ TBD
	-----
2009 Total	\$ 3,407.64

-----  
T-Bill renewal

\$100,000 expired June 15<sup>th</sup>

T-BILL RATES	10/5/09	10/20/09	11/2/09	
1 month	.20 (must have been a cd rate)	.04	.01	
3 month	.08	.06	.04	
6 month	.18	.16	.15	
9 month	.3	none	none	
1 year	.53	.33	.33	
2 year	1.09		.913	
3 year	1.34		1.43	

There is a \$25 service fee which made the one month cost more than we would have earned. Fee is waived for longer terms.

Additionally --

\$100,000 matures Dec, 2009 (.59)

\$190,000 matures Feb, 2010 (4.8)

Sweep account approximately \$78,000 (.01)

-----  
 Financial Management Bids for 2010 – CONFIDENTIAL INFORMATION

MJF Associates – no response

CMS Services – no response

Community Management Corporation - \$31,059 (3% increases for next two years) – hard copies avail.

Jeffrey Charles - \$29,400, (plus \$3,045 in invoicing fees) – hard copy available, will print if necessary

Armstrong Management - \$29,232, (plus \$3069) in invoicing fees – electronic copy

East Coast Management - \$24,000 (plus invoicing approximately \$2000) – electronic copy

Summit Management - \$12,100 the first year (base is \$13,200 after that, increase based on CPI) (plus invoicing approx \$3654) – electronic copy