

**Village Royale Greenridge Association, Inc.**  
**Building 7**  
**Board Meeting**  
**Tuesday, February 2, 2015**

**Agenda**

- **Call meeting to order**  
President Eddie called meeting to order at 5:00 pm  
Proof of notice shown
  
- **Roll call of Board of Directors**  
Present - Eddie Colameta, Gene Fracassi, Roberta Gibson, Pierre Paquet, Susan Fidilow and Richard Trepanier  
Quorum achieved
  
- **Reading of any unapproved minutes**  
Eddie read the minutes from 1/20/15 BOD meeting with corrections made, Eddie motioned to accept minutes with corrections – Roberta – seconded, all approved.
  
- **Treasurer's report** – discussion of financials for the Association.
  
- **New Business**
  - a. Eddie presented estimate for new awning for entrance \$1,650.00 and \$2,300.00
    - i. Gene seconded, all approved. Passed.
  - b. Elevator Formica upgrade
    - i. Eddie presented quote of \$2,552.00 – Richard seconded – all approved
  - c. Orkin presented contract of 14 bait stations.
    - i. \$280.00, \$42.00 per month, service, Eddie presented quote, Richard seconded – all approved to install.
  - d. Retainer for legal services for pre lawsuit on owner violation, all approved.
  - e. New Management Company Eddie presented contract from Sea Breeze CMS for review.
    - i. Discussion to contract Sea Breeze, Eddie – motion to approve, Richard seconded – all approved to start March 1, 2015.
    - ii. Discussion to terminate APM contract was approved – prior to accepting new management contract, all approved.
  
- **Adjournment**  
Roberta made a motion to adjourn, seconded by Eddie, all approved 5:55 pm.

Submitted by  
Roberta Gibson, Secretary