

MINUTES OF THE ANNUAL MEETING OF THE BUTTONWOODS FIRE DISTRICT
June 22, 2010
Buttonwoods Casino

The 85th Annual Meeting of the Buttonwoods Fire District was called to order at 8:05 p.m. Moderator, Mr. Mark McKenney presided.

Mr. Mark McKenney reminded the group of the ground rules of the Annual Meeting, and that we hold the meeting primarily to establish the budget, but that the discussion of other issues is welcome.

He offered a warm welcome to the new members and property owners of the community – David & Judith Clark, James & Audrey Warrener, Matt & Anne Marie Giarusso, Carl & Kathleen Baer, Mikent, Inc. and Angela Collins & Robert Swartwout. Mark welcomed Ms. Jennifer Marsella back to the neighborhood.

Reading of the Minutes of the 2009 Annual Meeting:

Mr. Mark McKenney called for a motion to accept the minutes of the previous meeting (2009) that had been available to all taxpayers of the Fire District in advance, and that the reading of the minutes be waived. The reading of the minutes was waived.

Motion to accept amended minutes passed.

Reports of Buttonwood Fire District Officers

Mr. Mark McKenney called for the reports of the Officers and Supervisors.

Treasurer's Report:

Mr. Joe Suffredini reported that the opening balance was \$93,337. Expenses for the Roads, Casino, and Seawall were reviewed. Ending balance is \$110,224. The Casino Reserve is at \$10,937. The Roads Reserve is at \$13,000. The Landscaping Reserve is at \$4,844 and the Seawall Reserve is at \$51,500. The total unallocated reserve as of May 31, 2010 is \$29,942, close to last year's balance of \$30,906. Motion passed to accept report as is.

Tax Assessor's Report:

Mr. John (Jay) Farrell noted the Tax Rate determined by the Board of Tax Assessors for 2009/2010 was \$1.007 per \$1,000.00 of real estate.

The Chapel, the Buttonwoods Fire District (BFD), and the Buttonwoods Beach Association (BBA) are exempt from taxation by the BFD. The BFD and the BBA are subject to Warwick City taxes whereas the Chapel is not. With no questions the report was accepted as submitted.

Tax Collector's Report:

Mr. John (Jay) Farrell reported that the total taxes collected through June 7, 2010 were \$93,474. In addition \$675 was collected between June 7 and June 22. With no questions the report was accepted as submitted.

Auditor's Report:

Mr. Victor Alibrandi noted that he had thoroughly reviewed the financial procedures and policies and reports with the Treasurer, Tax Assessor, Tax Collector and Casino Committee Treasurer. He acknowledged that they are qualified and conscientious in handling the Fire District's money and that the reports present a true picture of the community's financial condition. In addition, Mr. Victor Alibrandi thanked Mr. John (Jay) Farrell for his outstanding efforts and for establishing solid controls and procedures in his years as Tax Collector and Tax Assessor. After no questions there was a motion to adopt the report. The motion was accepted.

Supervisors' Report:

Senior Supervisor, Mrs. Deb Taylor, presented her report, which highlighted the following projects:

- Thanks to Mr. Dave Lussier, the Chapel sidewalk was resurfaced and new lighting around the flagpole was completed.
- Perpetual tasks include road maintenance and monitoring of the Casino for leaks, broken windows and pesky rodents.
- New "Private Community" signs were installed, though we still have young non-residents using the playground, basketball, and tennis courts.
- The "Great Flood" initiated some catch basin issues, which had to be repaired.
- Some distorted BFD and BBA Tax Assessments were disputed and successfully appealed to the Warwick Tax Assessor.
- Electronic transmission of monthly Supervisor minutes to residents was implemented.
- Sewer Assessments are still under review but resolution with the city is close.
- A Document Storage system is needed. Supervisor minutes are recorded on the RI Secretary of State's website but a committee is being formed to develop a plan for the secure maintenance of important documents for future use and reference.
- BFD By-laws need to be updated. A copy will be distributed to all residents. Residents may make suggestions to a new By-laws committee who will make recommendations that will be voted on at a later date.

The report, which is available on-line, was accepted as submitted.

Reports of BFD Committees

Casino Committee:

Mrs. Sue Remick reported for Mrs. Kathy Falaguerra. She noted that Mr. Conti is back for his 11th year as Steward. He will be assisted by Ms. Veronica Flaherty.

2010 adult activities will include the Cocktail Classic, Cocktails on the Sea Wall, Bowling and Beers, a Hi Low Jack night, the Steak Fry and an adult dance. Children's activities will include bowling, tennis, and arts and crafts. Mrs. Nancy Dickerman will coordinate A Music Camp, which will conclude with a "Music Around the World" event.

The report of the Casino Committee was accepted.

Tennis Committee:

Mr. Ray Way reported that there is a good amount of activity on the courts on Saturday and Sunday mornings. There is \$3,420 in the Tennis fund. The hard courts are in critical need of repair and funding has not yet been identified.

Reports of Other Community Committees (non BFD)

Buttonwood Beach Association – Hope Dillon:

She reminded the group that the BBA is a for profit corporation created by the General Assembly of Rhode Island in 1872. The purpose was to sell land, develop streets, and to maintain and preserve the community held land for the enjoyment of all residents. As the modern organization it has been the role of the BBA to attempt to maintain the commonly held property.

The stock holders of the BBA are residents. Shares are available for \$50 to all property holders who are full time residents with more than two years in duration.

The Board received requests from various members of the community to improved land that is contiguous or part of the BBA land. Requests have generally been approved assuming that all involved neighbors are in agreement and the improvements documented.

Hope also noted that the sewer agreement will be honored.

Lastly, she thanked Mrs. Sharon Tallarita who is resigning as Secretary of the BBA.

The report was accepted.

Buttonwood Chapel Committee – Kathy Gilman:

2010 events include: Egg Hunt, Summer Youth Service, an October Music Service and the annual Holiday Service in December.

She noted that the Chapel windows and screens were improved and repaired. Custom made screens are now placed on the outside of the building. Window cords were replaced and the windows were painted.

Kathy thanked all who support the Annual Appeal, which allows the Chapel to be a vital presence in the community.

Reading of Communications: - There were no communications in 2009 / 2010.

New Business:

Budget Presentation and Acceptance Resolution 2010 - 2011

Mr. Bill Foley presented the 2010 budget and resolution, which called for a total budget of \$92,728 – essentially flat versus the prior year. Most of the proposed budgets were consistent with the 2009-2010 spending with a few exceptions. The Grounds budget was increased to accommodate the cutting of tree limbs, bug spraying and planting to fill in the canopy. The snow plowing budget was decreased after reviewing the average spending over the last seven years. The budget, without changes, was then voted on, and accepted.

A 5 minute recess was taken.

Budget Acceptance and Resolution:

Three resolutions were read by Mr. John (Jay) Farrell - Budget Appropriation Resolution for \$92,728, Tax Resolution and the Tax Anticipation Borrowing Resolution - not to exceed \$20,000 (authorization for Treasurer to borrow funds).

All three resolutions were approved.

Miscellaneous New Business:

Mr. Dave Tremblay commented on the Casino windows. There are safety issues and most cannot be locked or repaired. The \$45,000 estimated expense is not in the budget. He requested that the Casino Restoration Committee be reactivated to address this issue. Mrs. Francis Wentworth made a motion that the issue be referred to the Casino Restoration Committee and that the committee maintain a focus on the historic nature of the facility in the decision making process. Mr. Dave Lussier is to chair this committee. The motion passed.

Mr. Mark McKenney requested that volunteers willing to serve on the by-laws committee contact Mr. Dave Tremblay, the Chairperson, and that the committee report back prior to the next meeting.

Mr. Ken MacNaught requested that the paths in the woods be cleared. The contract calls for the clearing to be done before the end of August. Mr. Ken MacNaught requested more frequent clearing. The contract and additional cost will be reviewed.

Mr. Jeff Carlsten noted that the Casino is seeing unusually high activity. He requested that the rules and requirements for Casino rental be reviewed, updated and communicated.

A discussion ensued regarding beach access via stairs for residents, specifically at the end of Andrew Comstock. It was noted that recently installed stairs at other locations were paid for by street residents or

individual home owners. It was also noted that DEM and Coastal Resource Management Council have certain codes that must be followed. The supervisors will review beach access at Andrew Comstock.

Report of the Nominating Committee – Ken Mason:

The following names are hereby placed in nomination for the offices and terms stated:

For Supervisor, for a three year term, from this date to the BFD annual meeting three years hence in June, 2013 – Mr. Joe Jolls.

For one year terms, from this date to the BFD annual meeting in 2011:

For Moderator – Mr. Mark McKenney

For Clerk – Mrs. Patricia Wegrzyn McGreen

For Treasurer – Mr. Joseph Suffredini

For Tax Assessors – Mrs. Karen O’Sullivan, Mrs. Deb Taylor, Mr. Steven Marcks

For Tax Collector – Mrs. Karen O’Sullivan

Motion to accept the proposed slate was made and accepted.

Mrs. Deb Taylor will chair the Nominating Committee for 2011.

Election of Officers and Supervisors: Mark McKenney

A motion to elect the slate, as presented, was made and seconded. The motion passed and the Clerk cast a single ballot for the slate.

Board of Supervisors for the coming year:

Mr. William Foley - Sr. Supervisor

Mr. Dave Tremblay - Supervisor

Mr. Joe Jolls – New Supervisor

Ratification of Acts of Officers and Supervisors:

The ratification of the acts of the officers was passed.

Mr. Mark McKenney thanked Mrs. Deb Taylor for her three years as Supervisor. Lastly, Mark presented Mr. John (Jay) Farrell with a plaque in thanks for his many years of service and dedication as tax collector & assessor. Jay expressed thanks back to the community for the enjoyment he and his family have experienced over the years of living in Buttonwoods.

Call for Adjournment

Motion to adjourn accepted. The meeting adjourned at 9:30p.m.

Respectfully submitted,

Patricia Wegrzyn McGreen

Casino Window Restoration

report from David R. Tremblay

June 3, 2010



The following is a report on the conditions of the lower double-hung windows. Due to the age and current ill-repair, these windows should be replaced. My experience in restoring old windows in their present condition is that it would be cheaper in the long run to replace them with new restoration sash then fix what we have. The problem is wear on the stile against the jambs and stops. These can only be fixed by replacing the sash or adding wood. Muntins, however, become weak/dry rot/weather checked and the glazing will not adhere well and will not last very long before the windows will have to be glazed again. As for the weather checked sashes, here again they can be filled with epoxy to reduce the cracks that trap the water. This is also a temporary fix and will not strengthen an already weak sash. Many of the window panes have been replaced with non-period glass, no historical value here. A couple of windows have modern style sash locks. In summary other than paint, the only repairs that have been done to these windows is for fixing broken windows components with modern components/repairs and not restoration repairs. It is not my recommendation on restoring these sashes. My experience in restoring windows of this age and older is that you might get several years

out of them before you have to do it all over again.

The committee needs to check what the cost would be to actually restore these windows instead of replacing them.

Why Window Replacement

- Broken sash locks
- Broken window locks
- Dropped sills
- Missing Aprons
- Damaged/Missing Muntins
- Missing stops
- Squirrels & Birds
- Building Security

Sash Window Replacements



The above is a sample of a 1750 sash in the front with the new sash produced by Smith Restoration

Smith Restoration Sash Providence RI

They designs and produces superior reproduction wood window sash and window hardware for the restoration of historic buildings, museum quality restorations and for the construction of new period style homes.

Window Glass

RESTOVER®



SCHOTT Systems Dedicated for Restoration Glasses

RESTOVER® is similar to the window glass manufactured at the turn of the century and has a slightly irregular surface. Due to its minimal thickness, it can be easily installed in historical window frames.

Window stile lock



Current lock

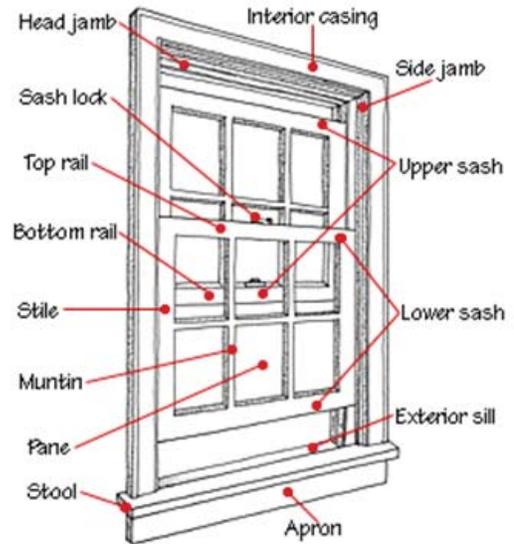
New style spring loaded bolt

Sash lock

Here is a sample sash lock that could be used as a replacement. This lock cost is \$9.99 per and is not included in the pricing on the next page.



Source: <http://houseofantiquehardware.com/Decorative-Victorian-Iron-Sash-Lock?cid=criteonew>



The above picture shows the window components used in the following chart.

The following page is a review of all the lower windows except for the bathroom windows.

Lower Casino Windows
Double Hung

	Tennis court			Cooper							Jance							Eight Ave														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
Upper Sash																																
Sash																																
Rail lock																																
Mutins								M							M																	
Glass			B					B						2B								B										
Glaszing	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Left stile																																
Right stile																																
Top rail																																
Lower rail																																
Lower Sash																																
Sash																																
Rail lock																																
Mutins	M		M					M				M							M	M			M							M		M
Glass				B								B								B										B		B
Glaszing	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Left stile																																
Right stile																																
Top rail																																
Lower rail																																
Window frame																																
Sash lock	R	R	R	M	R	M	M	M	M	R					R																	
Head jamb																																
Left jamb																																
Right jamb																																
Exterior sill																																
Stool	M																															
Apron	M																															
Stops between sash				2M			1M	1M																								
Inner Stops	1M	1M	1M	1M	1M					1M	1M	1M	1M	1M	1M	1M	1M	1M	1M	1M	1M	1M	1M	1M	2M							

Legend
M = Missing
D = Damaged
F = Fix, needs
B = Broken
R = Replace

Below is a pricing comparing Anderson window as a bent mark against Boston Sash and Smith Restoration

Qty	Unit size	Opening	Price Each Anderson	Price Each Boston Sash	Price Each Smith
	Double hung 6/6 divided 3/4" spacer, 14 degree				
29	39-7/8 x 69-7/8	40-1/4 x 70-1/8	\$865.00	\$1,050.00	\$767.04
	Anderson vinyl clad forest green				
	Double hung 6/6 divided 3/4" spacer, 14 degree				
2	30-7/8 x 51-1/4	31-1/4 x 61-1/2	\$765.00	\$1,000.00	\$767.44
	Anderson vinyl clad forest green				
31	Sash lock		--	--	\$10.83
	Installation, removal & paint		\$16,275.00	\$16,275.00	\$16,275.00
	Total		\$42,890.00	\$48,725.00	\$40,389.76
	Boston w/white block & tackle jam				
	Spanish cedar or mahog				
	w/primed exterior				
	Anderson				
	Exterior vinyl green				
	clear pine				
	Smith				
	Eastern white pine				