

**MONTHLY MEETING**  
**Farrwood Green Condominium, Phase II**  
**Held January 14, 2009**

Attendees:

Board Members:       Arcadiy Ivanov, Todd Lariviere and Sean O'Connell  
PMA:                    Elaine Romano  
Guests:                 Engineer, Paul Bergman  
                              Snow Contractor, Dave Ferris

**Meeting with Guest, Engineer Paul Bergman.**

**CMU/Decks:**

The engineer discussed the report generated regarding the CMU Blocks and decks. One unit (176) is out of plum and the CMU wall is leaning. The engineer advises not to use the deck and to secure bids for the work. Letter will be issued to the unit owner.

Many of the block issues are due to pool fill and site drainage. The engineer believes unit owners could live with the walls and cracked slabs. Paul doesn't believe the walls will move any more than they already have.

Paul suggested looking at the all the wood decks at the end of the building that are over loaded/expanded (5) A, C, D, F and H.

The Board requested a quote on all the CMU walls that are free standing.

The Board asked if some of the wall problems were due to mortar issues. Paul mentioned there is no crumbing of water/cement and this would not be the case.

**Roof Issues (2<sup>nd</sup> opinion):**

Engineer, Paul Bergman doesn't recommend just patching the roofs. The bottom of the valleys of the roofs is where the wear should be, however, some are at the top of the valley and not the bottom. The valleys and flat areas were in bad shape and some sections of the roof felt bouncy. Issue with these may be 'heat' inside the attic.

Looks like shingles have aged prematurely in the valley areas and the shingles are just falling apart.

Some areas had waves in the roof plane between the demising walls (fire walls). This could possible be the rafters being undersized. Also, the plywood may not have been staged. The engineer would need to look at a few attics to determine what is going on in these areas.

The Board has asked Paul to identify most interesting spots on the roof (more pictures): areas which are bouncy, soft spots/ripple issues (cable, etc.), attic spaces (several) and generate a report with possible causes of deficiencies.

Sean O'Connell should be able to get Paul access into some of the attics at Building A to review.

Our Guest, Paul Bergman left and snow contractor, Dave Ferris arrived.

**Meeting with Snow Contractor, Dave Ferris.**

Discussion on the plow drivers' choice of wording to residents and Dave mentioned the driver was wrong and spoke with him about this. Dave informed to have the driver either 'yes' the residents or

inform the residents to call the management company. Dave also mentioned several residents had their own choice of words to the driver.

Dave will have the snow pushed back at Todd's building (C/D) due to how tight the area is.

The Board discussed with Dave the walkways and Dave will have the walkways started ½ hour before the storm finishes.

Concern Dave has is the storms that occurred on a Wednesday and everyone had the trash out at the end of the parking spaces. The driver could not plow. One unit owner up around in the area of 114 – 138 moved all the trash that was out to one location so the plow could be done (extremely thankful to this lady).

The Board went back over the snow timeline.

2" of snow = plowed

1" of walkways = cleared and sanded

The plow driver will do cars that have moved.

Our Guest, Dave Ferris left.

### **Monthly Meeting called to order at 6:30PM.**

Prior monthly minutes were reviewed and approved.

### **Financials were reviewed**

Financials were reviewed, no questions on cash disbursements, all accepted by the Board.

### **Open Business:**

#### **LaPlume Issue:**

The associations' attorney has not had any feedback regarding the issue with LaPlume, still waiting for an update.

#### **Roof Project:**

Per the suggestion of the engineer, 3 quotes were secured to 'cement' the valleys of the roofs.

Lambert Roofing

Olympic Roofing

Starr Painting and Roofing

The Board approved the quote submitted by Olympic Roofing for the valley work.

#### **Water Main/Clean up Issue:**

Cunsolo Corp. raked out the extra dirt (from the water main) into the grass in front of units 51/52/53.

This will be reviewed and fixed.

The Board approved the transfer of \$20,808.74 for the water main break repair from reserve account to operating account under Article 4.15 – emergency issue.

#### **Lockbox:**

Lockbox has been purchased and will be installed as soon as weather permits.

#### **Water room sheds:**

Handles will be installed as soon as weather permits.

**New Business:**

**FIOS:**

Board believes The City of Haverhill has approved Verizon FIOS for installation. Board asks if Jim will check on this issue.

**Rules and Regulations:**

Board Members are working on few changes to the Rules and Regulations. Arcadiy will take care of the changes.

**Pet Violations:**

Each time a pet violation is reported, and then a \$25.00 fine is to be assessed to the unit owner.

**Water Room:**

Ball valves – to be checks for old style (shut-off) and quote to be secured for replacement

**Account at Haverhill Bank:**

One account in the amount of \$38,958.38 will need to be reviewed with Haverhill Bank. Arcadiy will check out this account with the bank.

**Annual Meeting:**

Board would like to try to have annual meeting for the 11<sup>th</sup> of March.  
New budget to be reviewed next month by the Board.

**Meeting adjourned: 7:55PM**