

**MONTHLY MEETING**  
**Farrwood Green Condominium, Phase II**  
**Held January 24, 2012**

Attendees: Board Members: Todd Lariviere and Jonathan Campbell

PMA: Elaine Romano

Absent: Theresa Poore

Theresa absent, Elaine acted as 'temporary' clerk.

Meeting called to order at 5:30pm

No minutes supplied from November meeting to be approved. No meeting in December (as stated under management contract).

Financials were reviewed and several questions asked/answered in regards to the 'main line' at Building A, bird vent at chimney and lumber invoice.

One open invoice from McCarthy is outstanding. PMA has requested additional information regarding the invoice.

Financials were approved **2-0**.

Board went into Executive Session at 5:45pm

Out of Executive Session: 6:00pm

**Open Business:**

- Board reviewed the landscape quotes supplied by Nassar, ProScape, Mueskes, ROC Landscaping and KPC Landscaping. Asked for multi-year pricing and will review in February. Also, management asked to seek a quote from Frye Landscaping.
- Building A – sewerage backup in December discussed. Write-up provided by Rooterman on problem suggest having main lines 'jet cleaned', lot of sludge and build-up on pipes. Board approved getting quote on jet cleaning the lines. Claim opened with insurance company to see if we can re-coup some funds for cleanup.
- Building A – one unit had water heater leak, damage was over the Associations' deductible amount and claim was opened with insurance agent.
- PMA brought to the attention of the board one unit in Building A, in which the attorney is not receiving any feedback from the bank on outstanding condo fees. Attorney has suggested the association foreclosing on this unit. The Board agreed to wait till February to see if anything improves, then they will decide.
- Discussion on siding issue to be addressed at the Annual Meeting
- Annual Meeting date established for March 26<sup>th</sup>, attorney and court reporter will be requested.

**New Business:**

- The 2012/2013 budget will be discussed at the February meeting.
- The issue of mice has been discussed, since several unit owners having this problem. The board has asked for quotes from A-1 Exterminators and Pesky Critters on 'preventive maintenance' on this issue.
- One unit owner in Building E complained about the snow contractor coming onto the property at 3AM and 6AM and scraping his blade (at the last snow storm).

Meeting adjourned: 6:55 PM