

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held Monday April 11th, 2011

Attendees: Board Members: Sean O'Connell, Jonathan Campbell, Todd Lariviere and Theresa Poore
PMA: Elaine Romano

Monthly Meeting called to order at 5:30 PM.

We started by talking about the Management Proposal.

~Jon reported that he had questions about the roofs. Sean reported that he had talked with Jim and Elaine about his questions and was satisfied with the response. Theresa reported that it wasn't really fair to come in with questions without having it on the agenda. She felt that there she would be some request to have this on the agenda before we go questioning. This was tabled.

Next we talked about a mail out ballot. What is the boards take on this?

~Sean wanted to see the quorum lowered. Theresa felt that we should check with Dan again about his suggestion. She was under the impression that we should wait.

March Minutes were reviewed.

Correction: That you can purchase lights on EFI website.

Mins. Accepted 4-0.

Financials were reviewed

Financials were reviewed for March 2011.

~Question about why we were still paying Bergman. This was for some work we had him do. The board voted not to use Bergman anymore.

~Fire Services: Should this be a cost that the board is eating? Elaine is going to look into why we paid the Fire Department money and if we need to pass on the charges to unit owners.

~ProCare: Water is coming through foundation in 158. We will replace the carpet to what is currently there. If they want to upgrade they will have to do this. And we will only replace the area that was damaged.

Financials approved 4-0

Executive Session: We went into executive session to discuss the aging reports.

Aging reports approved 4-0.

Open Issues:

A.) Selection of new landscaper:

Jon called references and all that he talked too where highly recommended.

There were seven landscapers that submitted proposal. They are as follows:

The board looked over what their additional hour prices where and compared those. We discussed if we are willing to spend the extra money and should we ask for a discount if we do multiple year contracts. Elaine will ask about this when she contacts them.

Board voted to go with McCarthy for 1 year.

There are missing traps that belong to A1. This was done when we had FDG come out to clear the back. A1 will come and replace and the bill will go to FDG.

B.) Termite Inspection: The termite traps will be fixed.

C.) Balance check sent to court reported for transcript.

New Issues:

a.) Storm doors: Has to be white half door half glass. Doesn't matter if it is "x" or block. 4-0.

b.) Interior damage to foundation leaks: We will replace what is damaged. And only the equivalent. If the homeowner wants to "upgrade" they will have to pay the additional costs. Also, we will only replace the area that is damaged. We will not pay to have the whole downstairs rug replaced if it was just a 2 X 2 section that was damaged. 4-0.

c.) Foundation Problems at 59, 75 and 97. We decided to go for Crack X we know and trust their work. Best price. 4-0

d.) Fire Caps: Mike will go out and take a look at it.

Correspondence:

a.) Unit #116:

b.) Unit # 176: has crack is association responsible? **No**

c.) Rope swing: Sean will cut the ropes down. We will put it in the newsletter that because of liability we can not have rope swings put up.

d.) Trustees assigned to each building? No specific trustee assigned to buildings and no talks of it.

Open Issues Still to Be Addressed:

Morgan Stanley: Sean has not signed. It will need two signatures. The amount will be \$60,000. \$55,000 will be from Enterprise and \$5,000 will be from Sovereign.

Meeting Adjourned at 7:15pm. Next meeting on Monday May 23rd, 2011