

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held May 14, 2009

Attendees: Board Members: Arcadiy Ivanov, Todd Lariviere and Sean O'Connell

PMA: Elaine Romano

Monthly Meeting called to order at 5:45 PM.

Prior monthly minutes were reviewed and approved.

Financials were reviewed and approved.

Prior monthly issues on 'common electric' charges are due to the association lag in not receiving invoices from Phase I on a monthly basis. Invoices are for multiples periods.

Open Business:

CMU/wall unit #176:

Board reviewed the quotes from Cunsolo Construction, Abreu Construction and Scott Construction.

If all scope of work is the same, the Board agrees to do with Scott Construction for the work.

Unit #176 will be notified.

Bids for Roof Loan:

Additional questions sent to Brookline Bank have been answered and all appropriate paperwork will be sent to them for the loan.

Mailboxes:

Board reviewed the bids supplied for the Mail boxes and voted to go with Santa's Chimney & Masonry.

Elaine will setup a date/time to meet with Eddie (from Santa's) and Todd to go over the slab issue.

Arcadiy will supply the engineering specifications on the mailboxes to Elaine.

Building Issues:

Bid supplied on lime build-up issue at unit #124 was approved and for Santa's Chimney & Masonry to do the work.

Bid was supplied regarding the replacement of the 'old' shut-off water valves in the bulkhead areas.

We will need to coordinate the shut-off of the main water with the each building – giving them ample notice.

Crack in the wall at #138 needs to be reviewed by the Engineer. Elaine will coordinate this and contact Bergman Associates.

Unit #141 – presented a note regarding replacement of damaged carpeting from previous year. Board requested additional information and another note was sent with two vendor Names (Crack-x and ServPro). Elaine will contact both for additional information (invoices, etc.)

Forensic Audit:

Two Forensic Auditors contacted: Feeney in Boston and LaPointe in North Andover. PMA spoke with Feeney and the cost is \$300.00 an hour to sit with CPA John Michaud for at least 6 hours to go over what has been done to date, prior to providing the quote (\$1800+ total). Several messages left with LaPointe, no direct contact yet.

Additionally, the Insurance Carrier (Greater New York) stated they will not pay for the re-creation of the 2004-2007 books done by CPA, John Michaud, nor will they pay for a forensic audit to be performed.

This has been turned over to the association's attorney to investigate.

Outstanding Funds:

PMA will issue a letter to all owners regarding outstanding funds as was voted on at the Annual Meeting.

New Business:**Directors & Officers Policy:**

The Directors and Officers Policy is up for renewal and Greater New York will not renew at this time. This portion of the policy is out for bid by Hub International (Agent).

Buildings:

Suggestion was made to see about the cost of having 'minor' carpentry repairs done to the decks and having them power washed and sealed.

Unit Owner #111 sent a letter regarding the 'catch basin' at the end of unit #112 and also about the clean-up at the end of the Farrwood Drive. Todd will look at the basin issue and Elaine will get the pricing from Ferris for the cleanup and also have him clean the area around the catch basin. Several limbs are down at Building A and need to be removed. Elaine will contact Ferris.

Meeting adjourned: 7:56 PM

Next meeting will be held on June 9, 2009.