

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held May 19th, 2010

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

Monthly Meeting called to order at 5:35 PM.

April Minutes were reviewed. No questions.

Financials were reviewed

Financials were reviewed for April 2010.

Current outstanding condominium fees amount to \$19,823.01

Financials good. No questions

Open Issues:

- A.) Gas Pipes:** We have received three quotes. All three suggested that we test 1-5 pipes per building. Allan C. couldn't give us a quote without looking at the units. We decided to go with Harvard Environmental which will do three units. All the companies had the required equipment and certifications.
- B.) Revised Proposal from Santa's Chimney:**
We should have this by Thursday. Elaine will scan the proposal and email it to board members when it comes in.
- C.) Proposal for Shrubs:**
Ferris will hold on installing the shrubs.
From the walk around they determined that they would fix the fence. Concerns about a mud pile around Building E. At unit 59 they will fill in the area that the birch tree was removed with Sod. Jon had questions about in front of his unit-there appears to be an indent in the ground that could be a hazard. Discussion about filling it with dirt and sod.
- D.) Forensic Audit:** He is still waiting on a bank and 3 vendors. Sean will follow up on this.
- E.) Parking sticker issue:**
Sean talked with the police. We are able to tow but we will need to fill out a form every time we want to tow. We will need 512 permits. We talked about clingy permits vs. hanging permits. We talked about angling the parking space between building C-D and would we get more room. The next step is to ensure that we have enough parking spaces to make this happen. We each took a parking lot and will report back about how many spaces there are. The two catalogs that we are looking at are Peach Tree and Gabpproperty.com.
- F.) Walkways:** When the walk through was completed last week it was noticed that the walkways in front of units 132-133 and 173-174 are a mess. Elaine received three quotes to have them fixed. New England Sealcoating Co. came in significantly less with the same amount of work. We have used them in the past. The board decided to use them again.
- G.) Mold Remediation at unit #54**
All three quotes have come in. They are all comparable to each other. Only one had completed all three rooms. Sean had tried to contact the other two to receive completed quotes but was unable to get through on several occasions. The board decided that since this is a pressing issue we need to make a decision ASAP we decided to use Rich Calarese.

Roof: Meeting on Thursday morning with the contractors. Taking place on May 20th.

Correspondence: Unit owner would like to see a patch of burned grass replaced.

Walk-through:

It was also discussed during the walk-through that instead of redoing the stairs by Todd's Units mailboxes getting rid of them altogether. We would put a pathway leading up to the mailboxes. This would fix some of the draining issues.

Pot holes: We talked briefly about who to contact regarding the potholes. Weinstein owns the road and in the past has come out twice a year to repair any potholes. This year Sean is having difficulty getting in touch with the correct person. Elaine will try and contact Merrimack Engineers who in the past have been helpful.

Dogs: There was an incident that came to the boards attention within the past month. The update is that this has been turned over to the insurance agency.

Meeting Adjourned at 6:45.