

**SPECIAL MEETING**  
**Farrwood Green Condominium, Phase II**  
**Held June 15<sup>th</sup>, 2010**

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

**Special Meeting called to order at 5:40 PM.**

**The Special meeting was called to determine if we have an emergency situation regarding Unit 54 and the reserve account.**

Several questions were raised:

**~Are we authorizing a certain amount?**

Because we don't know the full extent of the situation we are not going to authorize a withdrawal of a certain amount.

**~When did we find out about the mold?**

It has been about a month. We knew that there was a problem but we did not know the full extent of it until they started to do the work.

When they started to do the work-they found a hole that was big enough in the ceiling to see outside. This seems to be the source of water entering and essentially the mold.

**~Do we have a final bill?**

No

**~There is also the issue of termites.**

Right now we are looking into getting reimbursement from our termite control.

There are active termites. We are waiting to hear if A1 has fixed the problem of the active termites.

**~We will need to find someone to complete the work.**

As of right now Procure will only take care of the mold. We will need to have another contractor come in to replace the sheetrock lay down the floor, etc.

There is talk of the family wanting to upgrade their floors. Which is fine but we will need to get a quote of what it would cost to replace it as carpet as this is what they had in there.

The family is in the process of having windows put in. They are on back order.

**The vote that is on the table is: Is there an emergency situation in Unit 54 that warrants using the reserve fund to cover the costs? A vote was taken with the following results: 4-0-0**

**The board agreed to send out a letter to the residents stating that we had taken a vote and when we knew final numbers we would let them know.**