

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held June 22nd, 2010

Attendees: Board Members: Sean O'Connell, Todd Lariviere and Theresa Poore

PMA: Elaine Romano

Association Members: Marie Griffin Unit 67 & Erik Nugent Unit 54

Monthly Meeting called to order at 5:30 PM.

Marie comes to the board today with several questions.

1.) What is happening with the Forensic Audit?

Marie reports that it has been several months of almost finished. She reports that she has talked to several unit owners that want to know where the money is. We explained to her that it really is in the final stages. The board reported to Marie that as soon as we could we would let the association know and we would go from there as to the next step.

2.) The issue of the board receiving Bids and making decisions without the association's approval.

We explained to Marie that anything that we need to get bids for we do so properly. And that according to our bylaws the association had approved the board to make decisions regarding bids. We reminded Marie that any time a member of the association can come to our board meeting to find out what was going on. They could also receive a monthly statement via mail if they would like. Marie had questions to PMA specifically. We explained that we have to get bids every three years and the next fiscal year would be the year that we need to have the three bids for. The unit owners would like to make a decision at the annual meeting. We reminded her that this was a decision that we would make before the annual meeting and that they could come to the monthly meeting if they would like.

3.) Marie reported that she doesn't feel that there is communication and would like a quarterly newsletter.

The board stated that a newsletter is in the works. We are going to send it out twice a year with updates that was going on. Association members are always welcome to find our minutes online or to call PMA for a copy of the minutes. The board felt that it was not feasible to send out a newsletter more than twice a year.

4.) Who is Rich C.

The gentleman from Procure that is doing work in a unit.

5.) Pot Holes:

We explained that we are working with our lawyer to find out who owns the road and who is legally responsible. Once we have this found out then we will have more options on how to proceed.

Marie thanked us for talking to her and answering her questions.

The board went into executive session regarding a unit and reserve funds.

May Minutes were reviewed. No questions.

Financials were reviewed

Financials were reviewed for May 2010.

The following questions were asked and will be answered next month.

- 1.) **Home Depot expense:** This is for a key to the lockbox.
- 2.) **Crack X:** This is for the foundation. Crack X took care of the damage too 111.
- 3.) **Sherwin Williams amount \$36.26:** Possibility that this is for the stain to repair the deck. Elaine will confirm this.
- 4.) **Lights \$585:** Our lights are in tough shape.

Maintenance report:

- **68-69 is this the issue that Marie was talking about a branch being in the gutter?**
- **Did we get a bill from Ferris for Sprinklers?**
No not yet.
- **Should the sprinklers be coming on twice a night?**
Elaine will check on this. They should be on a schedule but we aren't sure what the schedule is.

Current outstanding condominium fees amount to \$19,231.22

~Can we get an update from the Attorney on how he is doing collecting the fees.

Financials look good with questions being answered.

Open Issues:

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A.)Gas Pipes: The board agreed that we should send out a letter to the association to let them know that someone would be out to test the lead on the pipes.

On a side note: Can PMA let us know if someone is coming out to do work. This way if someone asks us we will know who this person is and why they are there. Elaine agreed that she could shot us an email when she finds out.

Discussion on Water Meters: Are we responsible for the meter. No clear answer was determined on this. We did talk about residents needing to check their shut offs and replace if needed. (this should go in the newsletter)

B.)Revised Proposal from Santa's Chimney:

We received the revised proposal. The board went over what our priorities are. We added up the quotes for the priority items. Between the three quotes that came in: Tomasz was not completing the same work, Santa was \$5400 to complete our priority areas and Scott was \$4148. The board decided to go with Scott.

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C.)Parking Stickers

Tabled until next month. We need to look at the number of parking spaces. Board also needs to go online to look at parking tags.

D.) Quotes supplied for re-painting of line strip and numbers

Decided to table this until we made a decision on the parking stickers-there is no sense in having the lines painted now to have them possibly changed when we make a decision.

The reason that some have been done is because we asked to have the lines & numbers that were wiped out with the paving be replaced.

E.) Roofing Project:

A letter will go out to each building before the roof is started. We should also put in the newsletter how we came to determine who was going to do the project. (ie. the 8 bids down to three, the meetings, etc.)

Correspondence: 3 Issues brought up.

- 1.) **Damaged Grass.** We will repair this one time. If it continues to happen then it will be the responsibility of the unit owner.
- 2.) **Damage from outer seal:** Unit owner reports that there is water damage and that someone that came out to look at it told him it was from the outer seal. We will send someone out to determine where the damage is coming from. In the meantime, we will ask Dan where our responsibility starts.
- 3.) **Grill on Deck:** Not to sure what we decided on this.

Open Issues:

A.) **Painting:** We won't start until we have finished the roofs.

B.) **Walk-Through Concerns:** Contractors aren't positive of what we are asking for quotes would like to meet with us.

Went back into Executive Session to review receipts.

Meeting adjourned at 8:35pm