

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held July 25 2012

Attendees: Board Members: Arcadiy Ivanov, Todd Lariviere Jon Campbell and Theresa Poore
PMA: Elaine Romano

Absent: Bonnie Hayes Elaine acted as 'clerk' in Bonnie' absence.

Meeting called to order at 6:05pm.

Board members reviewed the prior minutes which were for April, May and June 2012. Minutes were approved as is.

Board reviewed the June 2012 financials and was approved.

Open Issues:

Rooter man still investigating clean outs (jet cleaning of main lines) – may have a problem with Building F, more information to follow. Board approved clean out of several catch basins and new grate at end of Building F.

Board reviewed the Crowe Electric proposal for wall pack lighting to be installed on the buildings to help with the break-in issue. Extremely high cost for lights and installation. Board will table this issue for now.

Landscaper will not take ownership of repairing current stairs at end of building D, he believes not installed correctly. Board has asked for quote based on how he would do the work.

Snow Contract extended at same pricing as last year.

Board is still waiting for an update from Brookline Bank in regards to lowering the loan rate.

New Issues:

One unit owner has complained about a unit which has two dogs and they are either off the leash or in the back area barking all the time.

Board requested the owner who has complained to try to take pictures.

One unit owner complained about the 'un-kept' flower beds at the back of the patios, and clothes lines, etc... Many have nothing by weeds and residents are not taking care of them.

PMA will send a letter giving a certain amount of time for clean-up, then landscaper will do the cleanup and charge back the cost to the unit owner involved
Clothes lines not allowed as per the rules and regulations

One unit owner has concerns about some of the road way which has deteriorated down at Building D and the tree which line the main road of Farrwood Drive – they should be trimmed back before winter.

Board discussed this issue along with cracks in the paving.

PMA will get several bids to patch the area in question at Building D and to crack seal – cracks for the entire property.

Board discussed the trees and feel they are not the Associations' responsibility.

Several children have been climbing the mail boxes and going into the bulkheads.

In next newsletter this will be mentioned in regards to safety.

Board Members have requested the landscaper do some clean up at several areas:

Building F – mulch all over the grass area near the portico

Behind the mail boxes – clean out – dirt/debris

Weeding is ongoing, but needs to be done more frequently

Cut back a little more of the incline at end of Farrwood Drive/Rte 125 as you look to the right leaving Farrwood Drive

One unit owner requested 'No Soliciting' signs and dog signs (as to where dogs can urinate) be posted around the property.

The board mentioned the dog issue is in the rules and regulations.

Work Orders:

Elaine supplied a software list of opened and closed work orders for review

Meeting adjourned: 7:40PM

Next Mtg: August 27th, 2012 – 6PM