

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held Tuesday July 26th, 2011

Attendees: Board Members: Sean O'Connell, Todd Lariviere and Theresa Poore
PMA: Elaine Romano
Unit Owner

Monthly Meeting called to order at 5:45 PM.

Unit Owner came in to talk about the faucet and her concerns.

Ultimately, Unit Owner would like to see the faucet that is on her porch be turned over to her water. She would be willing to continue to water her plants, but she doesn't want people to continue to come onto her porch to access the water.

The concern is about people falling and the liability. Another Unit Owner wants reassurance that if there is a problem in a common element that it will be covered by the board/insurance.

The other concern is that Building B is the only one that people are looking into the living rooms when going by the porch.

Sean would like to wait until we figure out what the faucets are to be used for.

Unit Owner would like to see the pipe turned over to her.

Possible New Policy: When you want to use the water ask the person who lives in the unit if you can use the water.

June Minutes were reviewed.

Vote was taken 3-0-

Financials were reviewed

Financials were reviewed for June 2011

~No PO Box for next year. Theresa reports that the only things that go there are bank statements.

We can always get another box in the future should the need come up.

~Lumber maintenance supplies: for deck repairs

~Check number 710: Procure

~Community association: new insurance

Financials approved 3-0

Executive Session: We went into executive session to discuss the aging reports.

Aging reports approved 3-0.

Open Issues:

A.) McCarthy wouldn't budge on Discount.

We did the main road clean up. Spoke with President of Phase 1. They are unable to help with the clean up this year.

B.) **Gutter Cleaning:** Ideally we would like one faucet for each building. Elaine will keep trying to get in touch with the buildings that we haven't heard from.

C.) **Steps at 67:** Elaine will look to get a quote. Privacy walls: how long will they last? Go ahead with the privacy wall fix/ and the walkway cracks. 58 what can we do?

D.) **Draft of CPA:** Board will read by Tuesday and respond via email.

- E.) **Vinyl siding:** We have gotten 1 quote Elaine will try and get another one.
- F.) **Management Contract:** Still needs to be signed. The board agreed to sign it tonite.
John has had time to talk to them to bring up issues, needs to be done.
- G.) **Catch Basins:** Will be cleaned on Thursday.

New Issues:

- a.) **Unit 58**
- b.) **Unit 138:** Board felt that the fireplace services only his unit, so therefore it would be his responsibility to have it cleaned and fixed.
- c.) **81:** Can we pull the shrubs: yes
- d.) **Dead tree in back of 71:** Sean will take care of it.

Meeting Adjourned at 7:30pm. Next meeting August 23rd at 5:30pm