

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held September 21st, 2010

Attendees: Board Members: Sean O'Connell, Jonathan Campbell, Todd Laviere and Theresa Poore
PMA: Elaine Romano, Hutch & Jim

Monthly Meeting called to order at 5:30 PM.

Hutch started the meeting by reviewing the report he had written up. Hutch looked into the concerns regarding the windows and siding.

On some windows there is a piece of wood and others there is siding. It is not consistent throughout the units.

There are some sidings that have started to lift. These need to be fixed in the most cost effective way.

The board talked about having Hutch focus on one unit and fixing what needs to be done and looking at the cost and process for other units based on this. We are looking at starting at unit 49.

Hutch also pointed out that under the windows is flashed and they used a staple gun. The staples are starting to rust and needs to be replaed. Both the top and bottom will need to be fixed in these instances.

It was suggested that he copy number 67 and how it was done.

Hutch noticed 1 big issue is in units 54-55. The outside corner is wide open. This will need to be fixed.

Executive Session

August Minutes were reviewed. Correction: on the back it should read unit #112. As well as make payment for 13,000 for bank.

Mins. Accepted 4-0.

Financials were reviewed

Financials were reviewed for August 2010.

Nation Grid was high because the graph isn't accurate.

Financials good. No questions

Open Issues:

A.) Gas Pipes: 28 units needs to be done. The unit owners will need to be home in order for the gas to be turned back on. A letter will go out to the units to let them know this. They will have three options be home for it, have someone home in their place, or a board member has offered to be there for some.

B.) Bids from Morrissey Landscaping and Proscap.

Proscap \$2820 vs. Morrissey 5140 to fix landscaping. The board voted to go for Proscap.
ROC \$2650 vs. Morrissey \$2800 for retaining wall. The board voted to go for Proscap for this one as well.

C.) Linestripping:

- 1.) Seal and Stripe: \$2185
 - 2.) Us Pavement: \$3550
 - 3.) New England Sealcoating: \$948
- Board voted to go for New England Sealcoating.

D.) Roof:

Looks good.

Correspondence: Letter from Unit 100.

New Issues: Sprinklers west of D building the head is showing. It appears that some of it got washed away.

Meeting Adjourned at 7:40pm.