

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held November 11, 2008

Attendees: Board Members: Arcadiy Ivanov, Todd Lariviere and Sean O'Connell
PMA: Elaine Romano
Guest: Gerald Seward, unit #100

Guest discussed with the Board in great length the issues under the capital reserve study. Major concern was the roofs and guest feels a 2nd opinion is warranted

Guest also concerned about any units that may be empty and whether the heat is on in these units.

Discussion also raised concerns on units which have wood pellet stoves- last time cleaned?

Monthly Meeting called to order at 6:40PM.

Prior monthly minutes were reviewed and one change was noted. The amount of the invoice for the CMU work performed on unit #128 needs to reflect the complete amount (\$16,047.00). Change to be made, otherwise minutes accepted by the Board.

Financials were reviewed

Financials were reviewed, no questions on cash disbursements, all accepted by the Board.

Open Business:

Termite Issue:

Board reviewed the bids supplied for the termite stations for the buildings that do not have them. In looking at the bids, A1 was the lowest, however, the Board is requesting if A1 exterminators could possibly come down another 5-10% on the new bid for terminate stations for the 4 remaining buildings.

Sealing of Windows/Doors:

Doors and windows have been sealed and were completed in November.

Roof Project:

Board voted to have a 2nd engineer come and review the 3 roofs on the property, Engineer, Paul Bergman will be notified.

Board reviewed the roof specifications and the engineer will make the appropriate changes and re-submit the changes in a "PDF" format for the Board.

Review of all other CMU Blocks:

Paul Bergman to attend a board meeting to talk with the board members on the CMU block issue. PMA will arrange a date for this meeting.

Snow:

Board wants to make sure sidewalks at all mailboxes are cleared at all times.

New Business:

PMA to have a lockbox installed on the property.

PMA to have small handles installed on the meter room shed doors

Masonry repair work:

3 proposals supplied for review for unit #42 and #67/68

Santa's Chimney and Masonry

Pelletier Masonry

S&S Masonry

Board approved Pelletier Masonry to do the repairs to both areas.

Meeting adjourned: 8:00PM. No meeting held in December. Next meeting will be held on January 14, 2009.