

Farrwood Annual Meeting
March 30, 2017

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COMMONWEALTH OF MASSACHUSETTS

* * * REGULAR MEETING * * *

OSGOOD LANDING
1600 OSGOOD STREET
NORTH ANDOVER, MASSACHUSETTS
MARCH 30, 2017
7:10 p.m. - 8:45 p.m.

Kristen M. Edwards
Court Reporter

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APPEARANCES:

Board of Managers:

Todd Lariviere

Peter Devney

Bonnie Tedesco

Elaine Romano

In Attendance: Douglas MacMillan, Esq.

**Farrwood Annual Meeting
March 30, 2017**

1 MR. LARIVIERE: Good evening. We'd
2 like to start the meeting now. Call it to
3 order. So this is our annual meeting for
4 Farrwood Green Association 2017. We do
5 have a quorum. Peter, you said we have
6 39 percent?

7 MR. DEVNEY: We do have 39 percent.

8 MR. LARIVIERE: So between those of
9 you that were kind enough to show up and
10 have proxies, we have 39 percent, so we can
11 at least elect board members and approve
12 our budget for the year.

13 Let me just start by saying thank
14 you very much for showing up because,
15 again, this is your opportunity. You
16 basically get to have one opportunity to
17 come together as a group and voice any
18 concerns, ask any questions, make any
19 comments and have the ability to vote on
20 things.

21 So, again, thank you very much for
22 coming out tonight. And for those of you
23 that were willing to come out back on the
24 second Tuesday when we got snowed out by a

1 horrible snowstorm --

2 THE FLOOR: I would have come.

3 MR. LARIVIERE: Yes, it's not that
4 far away. You guys could have walked down.
5 That would have been good. So, anyways, we
6 have a quorum. So the next thing on our
7 agenda is the budget for our 2017/2018,
8 which you should have received. Are there
9 any questions or comments on the budget?

10 THE FLOOR: Yes. I'm just curious
11 about this deck expense to be changed from
12 operating to reserve account.

13 MR. LARIVIERE: Say that again?

14 THE FLOOR: A question on current
15 deck expenses to be changed from operating
16 account to reserve accounts.

17 MR. LARIVIERE: That is something
18 that we want to talk about later on. That
19 is not part of this budget.

20 THE FLOOR: Okay.

21 MR. LARIVIERE: We can talk about it
22 once we get to that. Yes.

23 THE FLOOR: This is real quick. If
24 there is not a quorum here now, the point

1 of the whole thing is to be able to use the
2 reserve funds, right?

3 MR. LARIVIERE: Correct.

4 THE FLOOR: Because that's been
5 preventing us from doing an awful lot.

6 MR. LARIVIERE: Correct.

7 THE FLOOR: And if these people
8 don't show up, there is another way we can
9 do it? I know that you are knocking on
10 doors. There has to be someone we can get
11 to do that.

12 MR. DEVNEY: We will actually
13 discuss the mechanics of doing this later,
14 because what it requires is to amend the
15 bylaws.

16 THE FLOOR: What would that take, a
17 lawyer?

18 MR. DEVNEY: It requires that the
19 owners come together and make an actual
20 vote, an actual vote on the particulars of
21 doing it.

22 THE FLOOR: The only reason I ask
23 that question is I don't have much with
24 lawyers. I am involved in a will. My

1 friends lent me some money. I am also
2 making up my own and that is how I know --
3 in this state I know you have to have a
4 lawyer for everything.

5 MR. LARIVIERE: And we'll discuss it
6 once we get to that part of the agenda. So
7 any questions on the proposed budget for
8 the upcoming year? I see a lot of people
9 reading, so I am trying to give everyone a
10 minute to review it.

11 THE FLOOR: Yes, please.

12 THE FLOOR: Pertaining to the loan
13 payback principals, is that pertaining to
14 the new loan we --

15 MR. LARIVIERE: Yes.

16 THE FLOOR: -- we're dealing with
17 right now with the siding?

18 MR. LARIVIERE: Yes.

19 THE FLOOR: The last one was paid
20 off, I take it.

21 MR. LARIVIERE: Yes.

22 THE FLOOR: When we are saying the
23 last loan, are we talking about the siding?

24 MR. LARIVIERE: Yes.

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THE FLOOR: It's not paid off.

MR. LARIVIERE: Yes. He's asked if the roof loan is paid off, which it is.

THE FLOOR: Joe DeLeo, 82.

THE FLOOR: I object on that.

MR. LARIVIERE: Sorry, I forgot to say that before we started. When you do ask a question, if you could, please talk as loudly as you can and then announce your number, so we have it for the record.

THE FLOOR: Well, it's Marie Griffin and I'm 67 Farrwood, and I object to the part that our names and our addresses are put on the computer for everybody to see. In the past, my ex-husband's dead, but he threatened to kill me on how many times and my lawyer as well and our names shouldn't be attached to our number that goes out on the computer. It should not be. That's an invasion of privacy. It's very, very wrong and I strongly object to it. Want to back me up, Amy?

THE FLOOR: Unit 138. Your name with your address is available publically

1 on Massachusetts Registry of Deeds for
2 anyone to see, including your signature on
3 the deed to your unit.

4 MR. MACMILLAN: It's also maintained
5 by the assessor's office for the City of
6 Haverhill.

7 THE FLOOR: Yes, but it isn't put on
8 the internet.

9 MR. MACMILLAN: Yes, it is. If you
10 go to the City of Haverhill, you log onto
11 the computer and you go to the assessor's
12 office and you can put a street name and it
13 will give you all the names and the
14 addresses of the people who own all the
15 property on this street, so that's public
16 record.

17 THE FLOOR: It shouldn't, and I know
18 we had a stenographer here and that's a
19 good thing because things get recorded.
20 But I don't think we -- in the past -- I've
21 lived there 38 years come May 20th, and we
22 never had to do that. We just gave our
23 unit numbers.

24 MR. LARIVIERE: You're saying for

1 the minutes?

2 THE FLOOR: Yes.

3 MR. LARIVIERE: And I'm fine with
4 that. If you're more comfortable just
5 asking questions giving your unit number,
6 that's perfectly fine.

7 THE FLOOR: That's what we always
8 did in the past. I think in today's day
9 and age, I think it's dangerous to attach
10 your name to your unit number, especially I
11 don't even own a computer. I don't care
12 and I don't want one but putting peoples'
13 names out there, and there are other people
14 that I know that live here that have been
15 much in the same predicament that I was in.
16 Whether he's up in heaven or gone in hell,
17 I don't know which one he went to but he's
18 gone anyhow.

19 MR. LARIVIERE: Are there any
20 questions on the budget?

21 THE FLOOR: I didn't even hear what
22 the budget was.

23 THE FLOOR: Joe DeLeo, 82. Getting
24 back to the loan principal payback of the

1 siding, I am in the dark. I don't know --
2 I can't get on the site. But where are we
3 at as far as the loan itself goes and how
4 much the siding is costing us to this
5 point? The quote was what, like \$480,000 I
6 heard somewhere along the line? I know we
7 are going over because some of the season,
8 the summer season has been -- but I am in
9 the dark. I think everyone is in what we
10 spent so far or what we're predicting to
11 spend or do you have an idea?

12 MR. LARIVIERE: This is what we have
13 left, correct, so minus from the 750.

14 MS. ROMANO: Yes, that's what's
15 available.

16 MR. LARIVIERE: So we are just about
17 right at about 500,000 that we spent.

18 THE FLOOR: And you have one
19 building left pretty much. That's pretty
20 good. Also, what did we get a 10 year
21 loan; is that what that is?

22 MR. LARIVIERE: It's 11.

23 THE FLOOR: How much is it for?

24 MS. ROMANO: The loan was for

1 750,000 line of credit and 4.5 percent.

2 THE FLOOR: Okay. And that was for
3 the siding.

4 MR. LARIVIERE: Correct.

5 THE FLOOR: Thank you.

6 MR. LARIVIERE: Yes. Did you have a
7 question?

8 THE FLOOR: 112. So if you're
9 looking at the 500,000, that's the
10 completed siding, so the remainder amount
11 on the line of credit is 250,000. Is that
12 what we are saying here?

13 MR. LARIVIERE: Yes.

14 THE FLOOR: So does that mean that
15 we can put that \$250,000 to do over the
16 parking lots?

17 MR. LARIVIERE: Yes. I think that's
18 one of the things that we --

19 MS. ROMANO: Well, we will see when
20 the siding is finished will there be enough
21 to do both areas. I know the Board wanted
22 to do C and D's parking lot and G and H.

23 THE FLOOR: Okay. If we wait until
24 they are finished, that means it can't be

1 something that's brought up today, so we
2 wouldn't be able to reallocate the funds.

3 MS. ROMANO: Well, we still have
4 another building and a half to go through.
5 We don't know what they're going to find
6 underneath, so we don't know how much money
7 there's still going to be used up.

8 THE FLOOR: Right. Is there a way
9 to secure the money before the payment
10 that's the residual money so that you don't
11 have to wait until next year to start that
12 project? So let's say --

13 MS. ROMANO: The understanding is
14 any of the funds left would go for paving.
15 The question will be whether there will be
16 enough to do both parking lots.

17 MR. LARIVIERE: So it's already
18 allocated.

19 THE FLOOR: For building C and D and
20 what were the other two?

21 MR. LARIVIERE: G and H.

22 THE FLOOR: Joe DeLeo again. Who
23 made the determination that the remainder
24 would go to the pavement?

1 MS. ROMANO: That was made from the
2 Board when they took out the loan we had to
3 supply --

4 THE FLOOR: That was discussed. I
5 didn't see any writing.

6 MS. ROMANO: And all those proposals
7 had to be supplied to the bank. That's
8 what the bank --

9 THE FLOOR: I would think it would
10 be more prudent if you're going to do a
11 deck out of the reserved funds you can use
12 that money instead of paving but, I mean,
13 that's my opinion.

14 MR. LARIVIERE: But the two parking
15 lots that we have are in pretty rough
16 shape, so they do need to be looked at.

17 THE FLOOR: G and H is --

18 THE FLOOR: Who determined that the
19 decks -- I can see repairing it.

20 MR. LARIVIERE: We haven't
21 determined anything about the decks.

22 THE FLOOR: Who floated this out
23 there? I looked at something that was
24 ridiculous, \$60,000 a building. My deck is

1 pressure-treated. If you stain it every
2 couple of years, it's going to outlast you
3 and me.

4 MR. LARIVIERE: We'll talk about it
5 when we get there.

6 THE FLOOR: 103. If you repave the
7 parking lots, Building C and D, our parking
8 lot is kind of tight, would somebody look
9 at it and reevaluate maybe the parking how
10 it's set up or are they going to just pave
11 right over what we have and paint the lines
12 the same way?

13 MR. LARIVIERE: I assume that the
14 lines would be painted the same way.

15 THE FLOOR: It's awfully tight,
16 like, in the winter if it's not plowed.
17 You know that. You have seen it I'm sure.

18 MR. LARIVIERE: They will probably
19 be pairing it up to level it off, and then
20 they are not going to pave over what is
21 there.

22 THE FLOOR: 98. I would make the
23 comment that when we're -- if we do that
24 and we do remark it that we need to take

1 into consideration that we have elderly and
2 disabled residents, too, and we should not
3 be putting parking spaces directly in front
4 of the walkway to the houses.

5 MR. LARIVIERE: Yes. That is
6 something we can take a look at.

7 THE FLOOR: That's where my official
8 parking lot is.

9 MR. LARIVIERE: Right in front of
10 the walkway.

11 THE FLOOR: Yes.

12 THE FLOOR: 112. Another question
13 that I have, you removed one of the gutters
14 on the houses when you did the residing.
15 It seems to me and my husband that is
16 causing more ice to fall right where you
17 walk out. It seems to be a little bit more
18 treacherous now. They were staggard
19 gutters, and they stopped doing the top
20 one. What would it take to replace those?
21 It doesn't seem to be working out that
22 well.

23 THE FLOOR: You can't replace them,
24 ice dam.

1 MR. LARIVIERE: Yes. The idea was
2 to prevent the ice damming because we had a
3 rash of ice damming, and we get ice damming
4 every year in houses that don't have
5 gutters and allow that water to drain off
6 without the ice damming, so that's why we
7 put gutters on the other roofs.

8 THE FLOOR: So the falling off and
9 being kind of lethal is the downside of not
10 having ice dams?

11 MR. LARIVIERE: Yes.

12 THE FLOOR: Ice dams ruin your
13 house.

14 THE FLOOR: He's talking.

15 MR. LARIVIERE: Ice falling off onto
16 the walkway, so that's something we can
17 look at. Maybe it's an issue where later
18 on we look at the roof or something.

19 THE FLOOR: In the same line, I have
20 found the ice dam -- just those huge
21 icicles, sometimes they form right over
22 your doorway and someone could really get
23 hurt and I've lived there since they built
24 the building 35, 40 years.

1 THE FLOOR: 1978.

2 THE FLOOR: I'm the only owner of
3 95. When I played golf, if you hit your
4 ball in the water, one of those station
5 balls, you can stand them way up. I used
6 to knock them off because I was aware of
7 that, too. When the maintenance come up,
8 that's the only -- are they aware of that
9 and do they try to knock it off so the
10 people are safe?

11 MR. LARIVIERE: I would say we
12 hadn't really thought about it, but we can
13 keep that in mind and look at the
14 conditions.

15 THE FLOOR: It's a good suggestion.

16 MR. LARIVIERE: Thank you. You
17 first.

18 THE FLOOR: 103. I was concerned
19 about the gutter pipes, too, because when I
20 moved here it was like 21 years ago. We
21 had no gutter pipes, okay, so that drip,
22 drip, drip for two years and then they
23 redid the roofs. That was the first time
24 in '98, and they did those top gutter

1 pipes. It was great, because it got rid of
2 that water torture noise on dripping
3 because your bedroom is in the back, drip,
4 drip. It sounds like it's pouring all the
5 time even when there is no rain outside
6 because of snow melting or rain dripping
7 drip, drip, drip. It's torture.

8 And then I was looking, and I was
9 wondering if it caused any damage to the
10 new siding they put up. It's just slowly
11 coming down or ice forming. I wasn't sure
12 about that, but the noise is horrible. I
13 miss the gutter pipes already, so I don't
14 know how you feel about it. I took a walk
15 today. Phase 1 has got pipe up at the top
16 as well at the bottom. They have similar
17 siding to ours.

18 THE FLOOR: They did it wrong.

19 THE FLOOR: I looked. I mean, I
20 looked. Just your thoughts, that's all.

21 MR. LARIVIERE: My thoughts on it
22 for me it's more about the ice dams and
23 making sure that we don't have water coming
24 into the units, because that can be more of

1 a problem.

2 THE FLOOR: It can happen, yes, with
3 the extreme like 2015 but before that it
4 really wasn't -- I mean --

5 MR. LARIVIERE: When we have
6 gutters, we've always had quite a few
7 problems, issues with ice dams and unit
8 owners calling saying they got water in
9 their units. And, I think, this year we
10 had two.

11 THE FLOOR: I mean, it's the design
12 of our buildings the way the windows are.
13 That doesn't drive you crazy?

14 MR. LARIVIERE: No.

15 THE FLOOR: Earplugs.

16 THE FLOOR: I've had neighbors
17 approach me. It's awful. It is awful.

18 MR. LARIVIERE: Joe.

19 THE FLOOR: Getting back to the
20 gutters. You know and I know -- you're an
21 architect. I have an engineering
22 background. I've been here 23 years.
23 We've gone through two roofs, which is
24 unheard of. It's '96 and what, couple of

1 years again, which is ridiculous. So you
2 have to keep those gutters out of there, as
3 you know. You're an architect. Because of
4 the ice damming, you destroy not only the
5 roofs but it gets underneath the shingles
6 and into your house and away you go.

7 So if you can create, as you know,
8 that little V thing above your doorway,
9 that would deflect water. That may work in
10 some instances, but I wouldn't put it over
11 my doorway but some people might if they
12 are worried about it. I'm talking about if
13 you're worried about icicles falling on
14 your head or something like that, but I
15 haven't heard of anyone getting killed with
16 an icicle and I've been here 23 years.

17 THE FLOOR: Not a year like this
18 though.

19 THE FLOOR: Dear, I've been here a
20 long time and spend a lot of those years.

21 MR. LARIVIERE: Do you have a
22 question on the budget?

23 THE FLOOR: Yes. On gutters, gutter
24 cleaning, the gutters were never cleaned

1 this year and now with the new gutters they
2 are bigger and in 65, and let me tell you,
3 the gutter is full of the freaking leaves
4 and pine needles and it's bigger, so it's
5 holding more.

6 MR. LARIVIERE: Because we need it
7 on a commercial building and part of not
8 cleaning the gutters was because we knew we
9 were going to be removing them, so we tried
10 to save a little money.

11 THE FLOOR: No, our gutters were
12 new, 75. I am in Building B. They are so
13 overfull.

14 MR. LARIVIERE: You're saying they
15 weren't cleaned --

16 THE FLOOR: In the fall.

17 THE FLOOR: We just put them on.

18 MS. ROMANO: We didn't clean any of
19 them. We just put them on. None of them
20 were cleaned.

21 THE FLOOR: They were put on before
22 the leaves all fell.

23 THE FLOOR: We have old leaves, and
24 we have pine needles and they are loaded.

1 We don't really have hardly any grass
2 because of pine needles.

3 MR. LARIVIERE: So we'll make sure
4 that we get them cleaned.

5 THE FLOOR: 112. Is that once a
6 year that the 5,000 cost or is it twice a
7 year?

8 MS. ROMANO: It was usually when you
9 had the double sets it was once a year.

10 THE FLOOR: We have a single set.

11 MS. ROMANO: It was done in late
12 November, the gutter cleaning.

13 THE FLOOR: Should that number be
14 half since we only have one set?

15 MS. ROMANO: We're going to leave it
16 at that. We won't know. We will have to
17 see. Not every building had upper and
18 lower gutters, Allison.

19 MR. LARIVIERE: Any other questions
20 on the budget? Yes.

21 THE FLOOR: I may have missed this
22 because we were late.

23 MR. LARIVIERE: I have a question up
24 front.

1 THE FLOOR: On deck repairs I was
2 friendly when she was the treasurer on the
3 board for many, many years and it's been
4 way over \$100,000 spent on decks. My
5 building doesn't have a deck. Building G
6 doesn't have a deck. We have to pay the
7 same condo fees as the people with the
8 decks. I think the decks should be
9 repaired on an as needed basis, on a PRN
10 because they have been replaced. They have
11 been stained. They have been power-washed
12 twice. You know, you going to reduce my
13 condo fee because I don't have a deck?
14 It's not fair. It's not fair. I'm sorry,
15 it's not fair.

16 MR. LARIVIERE: Okay. We will talk
17 about that a little bit more when we talk
18 about the decks.

19 THE FLOOR: Okay, thank you.

20 MR. LARIVIERE: We had a question in
21 the back?

22 THE FLOOR: Yes, 98. Can you
23 delineate for which line items we have
24 actual estimates against which we're

1 predicting the expenses and which ones are
2 just based on a best guess? Do we have any
3 estimates for any of the work that we did?

4 MR. LARIVIERE: Most everything in
5 the budget is kind of based upon what we
6 spent the year before. There is some
7 things that we may have moved a little bit
8 of money around, because we are
9 anticipating some extra costs or we didn't
10 spend quite as much as we did. Nothing is
11 strictly an estimate. So it's not like we
12 can go out and say get us a snow contract
13 estimate for next year to put in this
14 year's budget. We have to base it upon
15 what we are currently working with.

16 So short answer is, no, we don't
17 have estimates. It's basically kind of
18 historically what we spent in order to get
19 that money. And the budget is not so firm
20 that if we allocated, you know, so much to
21 landscaping and so much to snowplowing and
22 the landscaping was a little under and
23 snowplowing was a little over that we can't
24 shift money around.

1 THE FLOOR: Number 67. Under the
2 taxes and reserves, the reserve
3 contribution -- because the last couple of
4 years, the proposal is 20,000 and I think
5 that's what supposed to go in all the time
6 and it was cut back for two years, and it
7 was not good for people who were trying to
8 sell their units because if it was a FH
9 loan or another loan because the right
10 amount of money wasn't put into the
11 reserve, those people were denied.

12 You know, my idea of the board is
13 you represent all 128 units that we have,
14 and it doesn't seem to go that way and I
15 don't think it's fair all of us as unit --
16 if I croak, my youngest son is going to
17 have to sell the place and he lives up in
18 Bartlett, New Hampshire. That is not going
19 to be the easiest trick in the world.

20 But does anybody know off the top of
21 their head what the other loan is besides
22 FHA? And I know people that lost sales
23 because of it, and they were fortunate that
24 they got people finally in the places but

1 that isn't fair to us as unit owners. That
2 amount in the reserves has to go in every
3 single year.

4 MR. LARIVIERE: We are not required
5 by law to put in that what is the
6 10 percent into the reserves.

7 THE FLOOR: It's always a set
8 amount.

9 MR. LARIVIERE: What is the set at
10 the moment that we put in?

11 MS. ROMANO: It's 13,750 but the
12 Board increased it to 20,000 this coming.

13 MR. LARIVIERE: Do you know what
14 percentage that is?

15 MS. ROMANO: No. 10 percent of your
16 budget would have been \$31,000 of your
17 income.

18 THE FLOOR: I think that's supposed
19 to go into -- what do we have in reserves
20 right now?

21 MS. ROMANO: \$372,000.

22 THE FLOOR: That's good.

23 MS. ROMANO: But you can't touch.
24 372,9650.

1 THE FLOOR: Beautiful. But I think
2 that is -- well, it used to be 30,000. I
3 don't see why it can't be 30,000 again.
4 You have to protect your unit owners.

5 MR. LARIVIERE: But at the same
6 time, we have to be able to balance the
7 budget. And so if we lose that \$10,000,
8 then --

9 THE FLOOR: Now, owning a home is
10 the biggest investment in your life. It
11 was for me. I sold a beautiful six-home
12 house with 3-quarters of an acre of land
13 before the real estate went up to 389, and
14 then I bought the place at Farrwood. You
15 have to protect -- you know, we are not all
16 dual income households and some of us are
17 seniors and, you know, we can't make money.

18 MR. LARIVIERE: And it's part of why
19 we upped it to put some more in.

20 THE FLOOR: Do you know what the FHA
21 or I can't think of the name of the other
22 one. There's two of them.

23 THE FLOOR: Fannie Mae and Freddie
24 Mac.

1 THE FLOOR: Yes, Fannie Mae and
2 Freddie Mac and FHA and we have to have
3 that -- you have to protect the unit
4 owners. So, God forbid I die, Kevin is
5 going to sell the place. He has to be able
6 to sell the place free and clear. I think
7 it's unfair that a unit owner loses the
8 sale because it's FHA or Fannie Mae or
9 Freddie Mac.

10 I think that with 372,000 in the
11 reserves -- at one time out of all the
12 condos, we're the only ones that had any
13 money in the bank in the reserves. They
14 had all spent theirs on roofs and decks
15 before us. They don't have that amount of
16 money in the reserves. I mean, we are
17 lucky we do. I would like it to be so a
18 set amount is put in so that people are not
19 refused a sale because of Fannie Mae and
20 Freddie Mac and the FHA.

21 MR. LARIVIERE: Well, that would be
22 pulling \$11,000 out of this budget.

23 THE FLOOR: I think it should be
24 done.

1 THE FLOOR: Your condo fee will go
2 up.

3 THE FLOOR: Unit 138. I'm
4 wondering, where exactly are we taking
5 \$10,000? Are we taking it from plowing to
6 satisfy the \$31,000 requirement; are we not
7 mowing the grass; are we not repairing the
8 masonry? I would like to hear a proposal
9 for what exactly don't we need in this
10 budget.

11 MR. MACMILLAN: Or you could
12 increase the total budget by -- so you
13 could raise it by --

14 THE FLOOR: Or condo fees.

15 MR. MACMILLAN: Exactly, the condo
16 fees would go up to increase the amount of
17 the contribution.

18 THE FLOOR: By how much?

19 MR. MACMILLAN: The amount that you
20 need. Your budget has to be balanced. So
21 if all the other expenses are accounted for
22 and you want to increase the contribution
23 to your reserves, then you have to increase
24 the line item for contribution to meet

1 reserves by the amount that you're looking
2 for. And then if you divide that by each
3 unit's interest, it will give you the
4 amount by which your particular unit will
5 go up to fund that increased contribution.

6 THE FLOOR: All right. But could I
7 ask another question?

8 MR. LARIVIERE: That would be
9 approximately \$86 a unit.

10 THE FLOOR: Per month.

11 MR. LARIVIERE: Per month.

12 THE FLOOR: I can't afford to pay
13 that.

14 MR. LARIVIERE: So would you like to
15 keep the reserve where it is?

16 THE FLOOR: 65. Under expenses and
17 administration, why is there a \$5,000
18 engineering cost in the budget; what is
19 that for?

20 MR. LARIVIERE: That is for a what
21 we would like to do, and it may sound like
22 there might be some people that are
23 deciding we shouldn't be doing that, have
24 someone come out and look at the decks in

1 the patio areas to give us an assessment of
2 what needs to be done or what doesn't need
3 to be done, and then that way we know
4 whether or not there needs to be major
5 reconstruction on them. Because a lot of
6 the seaming walls and the patios and the
7 decks are shifting, moving because they
8 weren't built correctly.

9 THE FLOOR: What if the unit
10 owners -- I mean, everybody's fee went up
11 last year. I am an end unit. Yes, I pay
12 for grass cutting and snow removal is about
13 what I get and I have grass around my unit.
14 I don't have any sprinklers around my unit.
15 Why don't you raise the condo fees on the
16 deck owners so that they can at least --

17 THE FLOOR: You can't do that.

18 THE FLOOR: Why?

19 THE FLOOR: You're in an
20 association. We are all here together.

21 MR. LARIVIERE: By virtue of being
22 in a --

23 THE FLOOR: Association.

24 MR. LARIVIERE: -- community that is

1 a group and the association it is by virtue
2 of percentage of shares.

3 THE FLOOR: Of square footage but
4 it's not like --

5 MR. LARIVIERE: So, therefore, we
6 all have equal stakes.

7 THE FLOOR: I'm an end unit so I pay
8 more than others because I have more square
9 footage, but your deck is also your square
10 footage of your --

11 MR. LARIVIERE: It's common area.

12 THE FLOOR: It's common area. So I
13 can go on anybody's deck?

14 MR. LARIVIERE: The association owns
15 the deck and gives you exclusive rights to
16 the deck. Hold down the conversations,
17 please.

18 THE FLOOR: Can I ask one more
19 question? Unit 67. I know in the past
20 things have been taken -- I want to know
21 when they say it's an emergency and they've
22 taken out of the funds, where are they
23 taking out of the funds, from the reserves
24 and what constitutes an emergency?

1 MR. LARIVIERE: It depends on what
2 the situation is. The only one I can think
3 of that I was a part of was the water main
4 break, so we had water flowing. We needed
5 to tear out the parking lot and repair the
6 parking lot. So that would be an
7 emergency, because we needed an influx of
8 money immediately in order to do that.
9 It's not part of our budget to carry that
10 amount of money for that situation.

11 THE FLOOR: We had a water problem
12 as well.

13 MR. LARIVIERE: And that's where,
14 you know, your opportunity here at the
15 meeting or when you're reading the minutes
16 of the board meetings to say -- and, I
17 think, don't we normally put out a letter
18 for doing --

19 MS. ROMANO: The clerk would put out
20 a letter.

21 MR. LARIVIERE: So we would also be
22 putting out a letter. So at that point, we
23 know if there was money being pulled out of
24 the reserves.

1 THE FLOOR: Because I heard it
2 stated by board members, "Well, it's an
3 emergency so we can take it." I don't know
4 what you mean that it comes from. I
5 don't -- yes, there are emergencies.
6 Somebody's deck was half off in your
7 building last year, and that was replaced.
8 But I had one more thing I was going to ask
9 about.

10 MS. ROMANO: That was not an
11 emergency. No funds were taken out of
12 reserves for that.

13 THE FLOOR: For the deck?

14 MS. ROMANO: Yes.

15 THE FLOOR: Yes, thank you. I have
16 one more. I can't remember what it is.

17 MR. LARIVIERE: I'll put you in the
18 cue, and I'll come back to it.

19 THE FLOOR: Thank you.

20 THE FLOOR: 103, simple question,
21 street lighting on the main road, that's
22 Farrwood Drive, correct?

23 MR. LARIVIERE: Correct.

24 THE FLOOR: I think the first two

1 lights are out like when you drive into
2 Farrwood in that entrance.

3 MR. LARIVIERE: They are?

4 THE FLOOR: It's pretty dark. It's
5 pitch-black. It's been for months. I
6 thought maybe we don't pay for up to those
7 lights.

8 MR. LARIVIERE: We as part of the
9 six associations split the cost for that
10 lighting.

11 THE FLOOR: Okay. I think the first
12 two have been --

13 THE FLOOR: Phase 1 and Phase 2,
14 they don't even have lights up around the
15 corner. They don't pitch in on our
16 electricity. Phase 1 and Phase 2 pay on
17 their --

18 THE FLOOR: The first two are out.

19 THE FLOOR: They pay like I'm going
20 to say three percent. It isn't -- and we
21 pay the eight buildings because we have
22 eight buildings, so they pay a lesser
23 amount. But the rest of the place doesn't
24 contribute 10 cents. You should go after

1 those people who live in the condo. They
2 don't pay for snowplowing. We pay for it.
3 That's not right.

4 THE FLOOR: 112. Where in here does
5 it show where we are in condo fees that
6 have not been paid?

7 MR. LARIVIERE: We don't have a line
8 item for that.

9 MS. ROMANO: That is not part of the
10 budget.

11 MR. LARIVIERE: Do you have any
12 round number where we're at?

13 MS. ROMANO: I would say you're
14 about 7,000, maybe a little less.

15 MR. LARIVIERE: Which is kind of
16 phenomenal in the time I have been on the
17 board of what's outstanding. Any other
18 questions or comments on this proposed
19 budget?

20 THE FLOOR: I'll be dead if it ever
21 happens. Are they ever going to have a
22 road to get out of here other than going
23 down to 125?

24 MR. LARIVIERE: No.

1 THE FLOOR: 125 is a horror show
2 either way. But when we had the electric
3 lines above, then they put the gas pipe
4 below way up those associations. They
5 could easily build a road that went where
6 the power lines went that would connect up
7 to the road, and that will be a way to get
8 out. Like I said, that's way in the
9 future. But is that a possibility?

10 MR. LARIVIERE: I don't -- we don't
11 have any control of what the development
12 road is.

13 THE FLOOR: It makes sense, and it's
14 not taking anybody's property.

15 THE FLOOR: Unit 138. I would like
16 to move to accept the budget as presented.

17 MR. LARIVIERE: Do I have a second?

18 THE FLOOR: 118, I second it.

19 MR. LARIVIERE: I have a motion to
20 accept the budget -- is it to accept it or
21 vote on? Then we vote on the budget and a
22 second on it. So all those in favor of
23 accepting the budget as proposed say aye.

24 THE FLOOR: Aye.

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1 MR. LARIVIERE: All those against
2 say nay.

3 THE FLOOR: Nay.

4 MR. LARIVIERE: The ayes have it.
5 The budget is passed. Next on the list on
6 the agenda tonight is the election of
7 people to the board. I see 30 faces out
8 there that all want to be part of the
9 board.

10 THE FLOOR: No, you don't.

11 MR. LARIVIERE: Come on, they are
12 all happy, smiling faces. Just what we
13 need on the board. Is there any volunteers
14 to be part of the board? We need at least
15 one person to volunteer because we have two
16 board members that are willing to stay on
17 the board, so we need a total of three as a
18 minimum and five as a maximum, so we need
19 one to three more people.

20 THE FLOOR: Describe what the board
21 members do.

22 MR. LARIVIERE: Okay. The board
23 members -- as a board member, you will have
24 a monthly meeting. It's usually about an

1 hour and a half to two hours long as long
2 as you don't get too chatty with each
3 other. You meet over at the PMA offices,
4 and you basically kind of review anything
5 that's happened during the month. So if
6 somebody has sent in an e-mail saying that
7 their deck needs to be repaired or if
8 somebody has a question on something or if
9 they have water leaking in their unit
10 because of an ice dam, then you look at
11 that information. And then if it's
12 something large like say a deck repair,
13 then you as a board can vote to have PMA
14 put out a bid to have someone bid on
15 repairing the deck.

16 Then possibly that next month when
17 you meet, you will have those bids to look
18 at, review and then make a decision on
19 which bid that you want to go with to have
20 the deck repaired, and then basically
21 authorize PMA to hire that contractor to do
22 that work.

23 Beyond that, it's answering
24 questions of people. There is usually some

1 on-site walk-throughs to meet with some
2 contractors. Either plowing or landscaping
3 is typically the two I walk through with to
4 kind of describe to them what you're
5 expecting. The same token as a board
6 member you then kind of have that power and
7 that ability to act as a representative for
8 the association.

9 So if the contractor isn't mowing or
10 plowing kind of either mostly per the
11 contract but if they just seem like they're
12 a little sloppy, then at that point you
13 bring it up to PMA because they are kind of
14 the contact person to the contractors. So
15 they can talk to them and say, hey, look,
16 the board is dissatisfied with the way
17 you're doing things. Can you, you know,
18 either meet the board members, come meet
19 with them or change how you're doing
20 things? Any other?

21 MS. ROMANO: Review of the
22 financials on a monthly basis.

23 MR. LARIVIERE: Reviewing the
24 financials. So, again, you are -- any

1 money that is going out or any money that
2 is coming in, you're taking a look at that
3 so that you're basically doublechecking
4 what PMA is paying out. So you see all the
5 statements from all the accounts each
6 month, so you see all the checks that they
7 have written. A lot of times you will see
8 a check for maintenance. So there will be
9 some maintenance, and it will just say
10 general maintenance.

11 At that point, we can ask Elaine
12 kind of what that means. It's usually kind
13 of small money like \$1,100 or less type
14 thing. It's like we sent somebody out to
15 repair or change a lightbulb. There's two
16 lightbulbs out. It's like, yup, so that's
17 what needs to be done.

18 So you review those things just to
19 make sure and doublecheck that the money
20 that is supposed to be going out is going
21 out, and that money that isn't supposed to
22 be going out is not going out and then back
23 to kind of, again, the reserve money.

24 If there is a water main break or

1 something like that, then the three board
2 members then have that ability to say that
3 there is an emergency situation. And it's,
4 again, one of those things that you do have
5 to take very seriously because you are
6 pulling money out of that reserve to fix
7 that. I am glad to see that more money is
8 going into the reserve this year and that
9 300 and change that we have, that is a fair
10 amount, as has been stated.

11 We have been very conscious of our
12 money, and I know when I got on the board
13 several years ago we were very conscious
14 that we wanted to keep our money -- as much
15 money as we possibly could, and we also
16 were conscious of trying not to raise condo
17 fees. So we are trying to put as much
18 money as we possibly can in reserve,
19 because we need that rainy day fund. And
20 at the same time, we have to be able to
21 balance the budget.

22 I know that last year they raised
23 the condo fees, and I think we have been
24 trying to -- I am not sure, because I

1 wasn't on the board when they did that last
2 year. But sometimes the condo fee jumps
3 maybe just a little bit more than maybe
4 some people would like, but that is to try
5 to keep it at an even keel for several
6 years before the condo fee has to be raised
7 again so then people can budget things.
8 That's kind of it in a nutshell to make a
9 long story.

10 THE FLOOR: 58, by the way. So if
11 it's so simple and pleasant, why are, A,
12 people leaving the board; and B, no one
13 wants to become a board member?

14 MR. LARIVIERE: Well, I know that
15 the two people that were on the board
16 earlier this year, one left for personal
17 medical reasons, I think, I can say and the
18 other one moved to Florida, so he just
19 found a warmer climate. I have been on the
20 board for five years previously, and so I
21 have felt having spent five years on the
22 board was enough time that I had put in and
23 enough of my say on the board and so I left
24 the board to allow fresh people to come in

1 or new people that moved in, bought units
2 to be able to have their say. Because,
3 again, it's the association. You don't
4 want one group to kind of be there forever.
5 You kind of want to mix it up a little.

6 MR. DEVNEY: Okay. I can tell you
7 what I have gotten from it. Largely, it's
8 given me an incite on what type of things
9 really need to go in the sort of nuts and
10 bolts of what kind of things have to go
11 through. It's like, yes, part of it is I
12 moved to a condominium so I really don't
13 have to deal with that. I understand that.
14 But it's not good to be completely ignorant
15 of these particular things. Like, just the
16 idea that someone has to come in to do
17 gutter repair and just like the very simple
18 things I just never even thought of.

19 It's sort of been an education for
20 me and it's like, I think, that is why I
21 can stay another year of doing this. But
22 it's, like, it's not something that is
23 normally in my skill-set, which is why I
24 would leave eventually and it's not -- but

1 it is -- but it does give me a sense of
2 understanding, and it's sort of a sense of
3 ownership in the condos. So I can tell you
4 that's a personal thing for me and just my
5 statement.

6 THE FLOOR: Thank you.

7 MR. LARIVIERE: Thank you.

8 THE FLOOR: And how long is the
9 term?

10 MR. LARIVIERE: One year. So
11 basically when we meet next year, you can
12 decide to stay or leave. Yes.

13 THE FLOOR: Could I ask another --
14 number 67. I asked at the meeting here,
15 the general meeting here last year in the
16 past I feel like the unit owners are blind.
17 They don't know what is going on until we
18 have an annual meeting, and that's not
19 right. I had asked the previous president,
20 not, Jonathan, if we could have a quarterly
21 report sent out, which it had been going on
22 for 28, 30 years, something sent out to say
23 what's going on in that three or four month
24 period and I was assured that, yes, that

1 would happen.

2 Well, one notice came out this past
3 year. That's all. I think as unit
4 owners -- and I pay my condo fee
5 faithfully. I missed one when I was
6 hospitalized this fall, and I would like
7 assurance that that will continue and not
8 just one time.

9 MR. LARIVIERE: I understand.
10 Personally I'm not on the board.

11 THE FLOOR: I don't think that's a
12 big dam deal, you know. It went on for
13 years and years before we even had PMA
14 association, whatever the hell they want to
15 call it. And I don't mean that nastily, so
16 I apologize if you took it that way. I
17 think the unit owners need to know what is
18 going on according to the town according to
19 every three or four months. That's not
20 asking a lot.

21 MR. LARIVIERE: And I know that we
22 in this past year a lot of things did
23 happen and probably that newsletter did
24 slip through the cracks.

1 THE FLOOR: Yes, three.

2 MR. LARIVIERE: I know that there
3 have been times when there is two
4 newsletters.

5 THE FLOOR: Once it came out. In a
6 four month period of time, I think the unit
7 notice should be included on what has
8 transpired.

9 THE FLOOR: 112. Is that available
10 online?

11 MR. LARIVIERE: The newsletter?

12 THE FLOOR: Yes. You have your
13 meeting minutes online anyways.

14 THE FLOOR: Not everybody has a
15 computer.

16 THE FLOOR: We know two people don't
17 have internet, which is probably the max
18 that don't. Then those people could get it
19 rather than sending out 120 printed out
20 things.

21 MR. LARIVIERE: Yes. And I do know
22 that we do need to be better at that. I
23 was looking for an old newsletter and it
24 wasn't online, so we will try to create the

1 newsletter and we will make sure that it's
2 both available online. Those that don't
3 have online services, you'll receive it.

4 THE FLOOR: Thank you.

5 MR. LARIVIERE: Do you have a
6 question?

7 THE FLOOR: Barbara Cussard, 85.
8 That's what I was going to ask. Does
9 anybody have an idea of what the cost is to
10 send out these letters to everyone?

11 MS. ROMANO: Well, the association
12 only pays for the stamps. You don't pay
13 for the paper or the envelopes.

14 MR. LARIVIERE: So it would be 47
15 cents times 128.

16 THE FLOOR: I believe it's 50 now.

17 THE FLOOR: Four times a year.

18 MR. LARIVIERE: What does that come
19 out to be?

20 THE FLOOR: I have some in my
21 wallet. Want me to look?

22 MR. LARIVIERE: Sixty bucks.

23 THE FLOOR: My last question. Do we
24 have any progress in the future with

1 Weinstein, if you know, about that rather
2 than picking up the paper and seeing it?

3 MR. LARIVIERE: No, unless I get
4 information.

5 THE FLOOR: What's he doing now?

6 MR. LARIVIERE: I don't know what
7 he's doing.

8 THE FLOOR: Getting back to that.
9 Are you thinking of doing the notice online
10 and sending paper only to people that don't
11 use computers? I mean, you are talking \$60
12 four times a year. That seems like kind of
13 --

14 MR. LARIVIERE: Yes. Personally, I
15 guess, that's the way I would approach it.
16 I would be -- if you want, you know, to
17 contact the board and say if you want to
18 pay for a copy of the newsletter;
19 otherwise, it will be online. We're still
20 looking for a volunteer. You had all those
21 questions. Would you like to be on the
22 board?

23 THE FLOOR: Not really. All right
24 what the heck, I will do it.

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1 MR. LARIVIERE: Round of applause.

2 THE FLOOR: Just don't have the
3 meetings on Wednesday nights.

4 MR. LARIVIERE: The meetings
5 typically are -- when you're at the
6 meeting, typically the three members plus
7 PMA look at their calendar and make a
8 decision on what night works best for them
9 and so then -- so it can kind of change
10 because some months somebody has something
11 on a Wednesday or Thursday, so that needs
12 to change.

13 THE FLOOR: Okay. Do we need a
14 name?

15 MR. LARIVIERE: Yes, if we could
16 have your name and unit number.

17 THE FLOOR: Shirley McAfee, 58.

18 MR. LARIVIERE: Any other
19 volunteers?

20 THE FLOOR: I'll volunteer.

21 MR. LARIVIERE: You will?

22 THE FLOOR: Yes, 65, Amy Pike.

23 THE FLOOR: What's your name, Amy
24 Pike?

1 THE FLOOR: 55?

2 THE FLOOR: 65.

3 MR. LARIVIERE: We can take one
4 more, yes, no?

5 MR. DEVNEY: Actually, we can take
6 more than one and have an actual election.

7 MR. LARIVIERE: So I'm assuming,
8 Peter and Bonnie, you're going to remain?

9 THE FLOOR: Yes.

10 MR. LARIVIERE: So do we need a
11 motion to vote on said people? We need
12 a -- I don't know how to proceed.

13 THE FLOOR: Unit 138. I move to
14 elect to the board Bonnie, Peter, Shirley
15 and Amy.

16 MR. MACMILLAN: You need an odd
17 number. You cannot elect an even number of
18 trustees.

19 THE FLOOR: Can we?

20 MR. MACMILLAN: You cannot.

21 MS. ROMANO: Three to five.

22 THE FLOOR: Are you sure about that?

23 THE FLOOR: Yes, it is.

24 MR. MACMILLAN: It has to be an odd

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1 number of trustees so there is not a split
2 vote. Actually, the bylaws don't say that
3 it needs to be an odd number but --

4 MR. DEVNEY: Is there a law that
5 says it does?

6 MR. MACMILLAN: No, there is not a
7 law.

8 MR. LARIVIERE: I can say from
9 personal experience and times that I have
10 been on the board that there really has
11 never been a split decision because most
12 things are pretty black and white.

13 THE FLOOR: Can I second the motion?

14 MR. LARIVIERE: Sure.

15 THE FLOOR: I'll second -- 112.
16 I'll second the motion to accept the board
17 that was just described.

18 MR. LARIVIERE: All those in favor
19 of electing the board as described in the
20 motion say aye.

21 THE FLOOR: Aye.

22 MR. LARIVIERE: All those opposed
23 say nay. We have a new board, and the
24 board has been elected. Thank you very

1 much. Okay, so that is the end of the --
2 well, the end of the things that we need a
3 quorum for and that we're voting for. The
4 rest of what we have are things that are up
5 for discussion. So the first thing is a
6 discussion on making two proposed changes
7 to the bylaws.

8 So, currently, the bylaws to the
9 association tie our hands to a couple of
10 different things. The first of which is
11 our meeting date that ties us to the second
12 Tuesday of March, so we have a couple of
13 issues with that, and that is that our
14 final numbers for the year typically
15 haven't come in. Because when we are
16 working on the budget for this meeting is
17 in January, so we don't know kind of the
18 cost that we will have in January,
19 February, those kind of final expenses.

20 Also, by having it that first -- so
21 our second Tuesday in March, there is the
22 possibility here in the great area of New
23 England of a blizzard. Since I have been
24 here, there has only been that one time,

1 this past time where we have been snowed
2 out. But being in April, it would help us
3 kind of close out the budget for the
4 previous year plus move weather out of the
5 way.

6 So, at the moment, this is more of a
7 discussion. This is more for us, for you
8 to say that sounds good, that doesn't sound
9 good and then we can kind of move forward
10 with seeing whether or not we can do this
11 or not do this. So are there any
12 questions, comments, concerns about if we
13 are going to move the meeting?

14 THE FLOOR: Unit 138. So there are
15 a couple of problems that I perceived. The
16 board is elected for the term of the fiscal
17 year. So if you're having a meeting in
18 April, if you don't have a board for a
19 certain number of days in April; secondly,
20 while we are an unincorporated association,
21 I believe most of the standard corporate
22 laws apply to us even though we're sort of
23 a nonprofit.

24 You are technically required to have

1 a meeting before the expiration of your
2 year. Please correct me if I am wrong if
3 Massachusetts laws are different. So the
4 reason we are having the meeting in March
5 is because by April you have missed your
6 required deadline and have them and then
7 you no longer have a functioning board by
8 April unless you elect --

9 MR. LARIVIERE: As so, I guess, then
10 the question would be: Do we need to
11 switch the fiscal year to the -- well, then
12 we would be in the same situation
13 effectively.

14 THE FLOOR: Unit 138. If you do
15 that, I believe you can do that. People
16 work with IRS and Mass., but you can do it.
17 If you want to try to with blizzard, you
18 can maybe shift the fiscal year in month
19 later or something like that so that in
20 April -- end of April -- have a meeting in
21 the end of April doesn't, you know, pose a
22 danger for a blizzard. Alternative would
23 be to rewrite bylaws to have board serve
24 year plus one month or something like that,

1 but I don't know how that would work. At
2 any rate, I don't think with our bylaws we
3 can change the meeting right now.

4 MR. LARIVIERE: I guess that brings
5 up the point in terms of filing taxes. If
6 we were to do that, would that mess up for
7 the April 15th?

8 THE FLOOR: I believe that since our
9 stated to end of year is in March 31st, you
10 have March 31st plus two and a half month
11 at least with respect to Massachusetts, so
12 the corporation shifts the filing date.

13 MR. LARIVIERE: So if we changed it
14 to April, that would change the vote.

15 THE FLOOR: Yes.

16 MR. LARIVIERE: Marie, you had a
17 comment?

18 THE FLOOR: Unit 67. I'm pretty
19 sure it's in the bylaws that to change the
20 bylaws we really need a 66 and two-thirds
21 vote.

22 MR. LARIVIERE: That's why we're
23 only having a discussion tonight.

24 THE FLOOR: I just wanted to make

1 that clear, because I have read that many
2 times and that's what it takes.

3 MR. LARIVIERE: Yes. Part of this
4 is seeing whether or not it's even
5 feasible, because there are a couple of
6 things we hadn't thought about that
7 ultimately legally it would need a legally
8 written paragraph to go into the bylaws and
9 then we have to proceed, send it out to
10 everyone. So there is a procedure that we
11 have to get plus that 66 and two-thirds
12 percent.

13 THE FLOOR: I think that should
14 remain personally.

15 MR. LARIVIERE: Yes. And I have a
16 problem -- we're not talking about changing
17 that percentage. We're just thinking about
18 changing maybe the date.

19 THE FLOOR: Unit 138. I think there
20 is another way as well, which is more
21 complicated actually. It would require --
22 I think, you can pretty much do absolutely
23 anything if you have a unanimous written
24 consent by the stakeholder, not

1 shareholders. So if you were to collect
2 signatures from, I think, every single unit
3 owner, you would be able to completely
4 correct the bylaws, I believe, right?

5 MR. MACMILLAN: If you get 100
6 percent of the assent of everybody
7 involved, sure.

8 THE FLOOR: Without a meeting.

9 MR. LARIVIERE: Any other thoughts?

10 MR. MACMILLAN: That's very
11 difficult to do to get 100 percent. So,
12 otherwise, it would have to have a special
13 meeting noticed in advance and obtain
14 66 percent of the vote in person or by
15 proxy at that meeting in order to change
16 that particular provision.

17 A standard modification or amendment
18 to the bylaws is only a fair majority,
19 50 percent actually, not even a majority,
20 50 percent. So if you were going to change
21 the annual meeting is only 50 percent. If
22 you were going to change the provision or
23 you're seeking to change the provision with
24 regard to the reserves, you would need

1 66 percent.

2 THE FLOOR: 138. Does it have the
3 requirement in percentage and number? I
4 believe the certain wording in quorum, if
5 I'm not mistaken, not only by person or
6 by -- in person or by proxy but also in --

7 MR. MACMILLAN: You're saying by
8 interest.

9 THE FLOOR: By interest --

10 MR. LARIVIERE: I think it's like
11 you're saying it's of the association 50
12 percent interest.

13 MR. MACMILLAN: It's in interest of
14 unit owners, so it's 66 percent of the
15 interest. We always go by the interest. I
16 mean, we have weighted voting if everyone
17 doesn't know that. So the common area
18 percentage that you have in the condominium
19 is your voting percentage on the budget or
20 any vote that is taken on behalf of the
21 association, so it's not a one man vote
22 necessarily or one it is your percentage.
23 So if you're 1.1 percent and somebody else
24 is .9 percent, that's weighted. It's the

1 exact amount of interest that your deed
2 shows that you have in the common areas of
3 the condominium.

4 MR. LARIVIERE: Any other questions
5 or thoughts on possibly moving the date?

6 THE FLOOR: 118. What is the main
7 driver of this discussion topic; is it
8 because of the snowstorm?

9 MR. LARIVIERE: Mostly the budget
10 because in January we start looking, okay,
11 we are trying to look at these numbers and
12 we are still missing some stuff because in
13 January you're looking at December's
14 numbers, and so that was kind of the main
15 drive.

16 THE FLOOR: Most corporations have
17 to do their budgeting the same way, too. I
18 just think it seems like a lot of effort.
19 You probably should leave it the way it is.

20 MR. LARIVIERE: Okay. Any other
21 thoughts or concerns?

22 MR. DEVNEY: Peter Devney, unit 127.
23 I don't have a problem with leaving it the
24 way it is. The thing is it is a lot of

1 uncertainty about when the final numbers
2 come in. I have been to enough of these
3 meetings and it's like when are the final
4 numbers coming in? Well, we don't know
5 yet. It's still March 15th, and we
6 probably have a couple of more snowstorms
7 to do, so we can't say that -- so if we are
8 okay with the uncertainty, which is like
9 most corporations are, then that is not
10 really a problem. But it's just something
11 that every year that someone comes up it's
12 always stated, so we wanted to bring it out
13 to the unit owners to figure this out.

14 THE FLOOR: I understand.

15 MR. LARIVIERE: A little bit to that
16 from my perspective on being on the board,
17 we have never been -- it's not like we are
18 in -- completely in the dark. It's kind of
19 one of those things like you are saying if
20 someone asked the question and we can't
21 really answer it and we feel better when we
22 can. It sounds like everyone is kind of
23 sounding off on that. Everyone feel good?

24 The next question, which I will hide

1 back here for a second, so per our bylaws,
2 we cannot use any reserve money to repair
3 the decks. There are decks that are in
4 need of repair, and there have been some
5 that have been repaired. The C and E walls
6 were not built as far as I'm concerned
7 correctly, so a lot of them are moving and
8 shifting.

9 So we were thinking and wondering on
10 whether or not we should -- because of the
11 question also has come up in the past when
12 we did the siding, and I'm not sure if it
13 was necessarily the siding, but when we
14 were doing the roofing, why don't we take
15 the money out of the reserve and pair
16 ourselves back as opposed to taking out a
17 loan.

18 Part of that boils down to why our
19 bylaws tie our hands, because some things
20 of just general repair we can't do. So we
21 were wondering and thinking of would
22 anybody be willing to change the bylaws and
23 it could be a temporary thing, and we could
24 put many stipulations on to it and say we

1 can only take out a certain percentage of
2 the -- you know, if it's going to be
3 \$10,000 or say \$20,000 to repair the decks
4 that we only want to take out \$8,000 out of
5 the reserve, so a certain percentage of the
6 total cost.

7 So I'll open up the floor to
8 discussions or thoughts of, you know, do
9 you want to approach the subject of taking
10 out any reserve money for repairing the
11 decks or no?

12 THE FLOOR: My question would be:
13 What is the range of what do you think it's
14 going to cost? So don't know that because
15 you're going to have the engineer come in,
16 correct?

17 MR. LARIVIERE: Correct.

18 THE FLOOR: I think that personally
19 I don't want to say we'll take out half
20 from the reserve when we don't know where
21 the money is.

22 MR. LARIVIERE: It wouldn't be half
23 of the reserve.

24 THE FLOOR: Excuse me, half of the

1 cost out of the reserve if we don't know if
2 it's \$120,000 or you're taking \$60,000 out
3 of the reserves and that doesn't make as
4 much sense to me whereas you have been
5 getting these really great low interest
6 loans to do the other work that we needed,
7 and I'd rather see that continue.

8 MR. LARIVIERE: Yes.

9 THE FLOOR: Number 82. Who comes up
10 with this rough estimate of \$60,000 a
11 building at \$3,800 a deck in the back page;
12 where did that come from?

13 MS. ROMANO: I think that was \$3,800
14 a deck if they had to do all the decks in
15 '16.

16 THE FLOOR: Right. Where did that
17 come from?

18 MS. ROMANO: I forget where we got
19 that from.

20 THE FLOOR: You forget?

21 MR. LARIVIERE: It seems as though
22 we had an engineering report, an older
23 report that are --

24 THE FLOOR: What did that consist

1 of? Could I finish?

2 MR. LARIVIERE: What did it consist?

3 THE FLOOR: Of doing what, repairing
4 the walls, the deck, both or what; do you
5 recall?

6 MS. ROMANO: Both.

7 MR. LARIVIERE: You're talking about
8 you would take down the walls, put up a
9 more proper wall.

10 THE FLOOR: Probably get rid of the
11 walls, I assume.

12 MR. LARIVIERE: There would still be
13 a privacy wall, but you would get rid of C
14 and U and give us a more --

15 THE FLOOR: Get rid of the blocking
16 probably.

17 MR. LARIVIERE: Yes.

18 THE FLOOR: The what?

19 THE FLOOR: The blocking. And how
20 long ago was that rough estimate; do you
21 know?

22 MR. LARIVIERE: Acadia I think is
23 looking.

24 THE FLOOR: 138. So in 2008 there

1 was an engineering study done and the
2 engineering study looked at the entire
3 compound, including all components, wood
4 decks approximately 7,600 square feet had
5 10 year life left in 2008, and the
6 estimated cost of replacement was then
7 \$307,000 for 7,680 square feet.

8 And in addition to that, there were
9 3,800 square feet that only had six years
10 remaining life, which were also estimated
11 at \$153,000 at that time. So the total
12 estimated, I believe, for to replace all
13 the existing decks as was available in 2008
14 considering that according to that estimate
15 all of the life of all the decks has run
16 out is \$460,000.

17 THE FLOOR: According to this, it's
18 six decks at 60,000 would be -- six decks
19 at 60,000 would be 360,000.

20 MR. DEVNEY: This is a total guess
21 to give a general idea.

22 THE FLOOR: I know it is. I'm
23 trying to ask a question. That's nine
24 years old that estimate, correct?

1 THE FLOOR: That's correct.

2 THE FLOOR: What would you -- what
3 do you think that would be, 30 percent
4 more, 40 percent more, 50 percent more?
5 You are talking about half a million
6 dollars to put decks on?

7 THE FLOOR: I have no clue.

8 THE FLOOR: I still don't know how
9 you come up with two different size decks.

10 MR. LARIVIERE: Not two different
11 size decks. It's just saying that there
12 was -- they added up all the decks, and
13 they said these all out of 100 percent of
14 the square footage of decks 70 percent of
15 them have 10 years left and 10 percent have
16 six years left. So by virtue of nine
17 year-old numbers and other numbers, and I
18 know construction costs have gone up.
19 Because every time I do a budget for
20 someone, it's through the roof. It's a lot
21 of money.

22 And so, you know, again, this is a
23 discussion and just kind of floating the
24 idea of if people would be willing to do

1 that. So, you know, obviously we've got
2 money. I think the other thing we were
3 thinking of is that this wouldn't be
4 something that would happen this year. It
5 would be something that we get the
6 engineers to look at it and kind of give us
7 an estimate of where we are on it, and that
8 we would then be able to bring proposals
9 for how we would do the money for next
10 year's annual meeting so at that point you
11 can start having numbers to actually
12 discuss whether or not you take out
13 50 percent or 20 percent of the reserves.

14 THE FLOOR: And you could float
15 another loan even though we have an
16 existing one going with the agreement that
17 if you took 20 percent out --

18 MR. LARIVIERE: That's, again, part
19 of the discussion that we would need to
20 figure out.

21 THE FLOOR: You're talking over a
22 half a million dollars for decks. We paid
23 that for the siding. It seems outrageous
24 to me for a deck that I can't even put a

1 grill on anymore, but that is my -- I mean,
2 it's --

3 MR. LARIVIERE: So, you know, yes,
4 if it's coming in that's it's just a
5 ridiculous number, that's the way the
6 association --

7 THE FLOOR: If you maintain things,
8 they last. Pressure-treating lasts a long,
9 long time, as you know. You're in the
10 field. I know the blocking has some
11 repointing that has to be done and things
12 of that nature. I don't know. That's my
13 opinion.

14 MR. LARIVIERE: Any other thoughts?

15 THE FLOOR: I mean, we paid off one
16 loan, which was for the roofs. Now we have
17 to pay off this other loan. I don't want
18 us to go into the poor house. I think
19 replacing all of the decks at the same time
20 is far too great an expense.

21 MR. LARIVIERE: Okay.

22 THE FLOOR: That's my opinion, and
23 it's the opinion of quite a few of my
24 neighbors as well. So, you know, I will

1 leave it at that. I still think the best
2 thing to do is those that have a lesser
3 amount of time be repaired, not this year
4 certainly. We can't go in the hole. I
5 don't want to see the reserve funds go down
6 the sewer. Do you know what I'm saying?

7 You know, all right, if you have to
8 borrow 60,000 from there or something but
9 beyond that I would never give you for
10 that. That's too much. We have to keep
11 the things because, as you said, pipes
12 break, you know. That will -- the
13 airplanes go over our heads all the time.
14 We're lucky one hasn't flown into us yet.
15 One did in the very beginning when I lived
16 here, not into the roof, but it went in
17 between G and H and poor guy had a heart
18 attack, and he was trying to make it to the
19 road and he didn't. He hit the trees.

20 THE FLOOR: 112. Safety, I mean,
21 are we at a point where any of these decks
22 are safety issues are unusable; is that
23 something we need to look at?

24 MR. LARIVIERE: And that goes to the

1 engineering report to help us make that
2 assessment.

3 THE FLOOR: We funded the
4 engineering report.

5 MR. LARIVIERE: Yes. Any other
6 questions, comments, concerns? Does
7 everybody love their deck?

8 THE FLOOR: I love our deck, but it
9 had to be replaced because of the ice dam
10 falling on the deck a couple of years ago,
11 so we probably have one of the newer decks.

12 THE FLOOR: So you have a new deck.

13 THE FLOOR: Yes. But even if it
14 weren't one of the newest decks, I would
15 very strenuously object to taking the money
16 out of our reserves, which is supposed to
17 be a rainy day fund or there for a
18 catastrophic event, especially since we are
19 not funding 10 percent of our budget into
20 it to begin with.

21 MR. LARIVIERE: Okay. Any other
22 thoughts or concerns or questions on that?
23 Yes.

24 THE FLOOR: I have a poor railing

1 because my mother had a hip replacement I
2 had to do that myself, and then that was
3 just one railing. And then the last
4 unit -- I don't know who was running
5 board -- he said that don't look right, so
6 I paid half of that. That is why I have
7 two of those railings and at that time only
8 the association number one always had the
9 railings.

10 MR. LARIVIERE: On the front steps.

11 THE FLOOR: Yes. And I needed them
12 for my mother when she got out of rehab.
13 That's my own experience, and I did it. I
14 paid out of my own pocket. So if you
15 limited the decks to a certain amount that
16 the association said we'll do it and they
17 actually cost a little bit more, then I
18 myself would probably pay it just to get it
19 as long as it conformed with what the
20 association wanted. It wouldn't be a
21 problem with me. That way there wouldn't
22 be any squash however you equalize it over
23 all the units.

24 THE FLOOR: Number 59. One thought,

1 when you said -- brought up there is a --
2 we could ask for a special assessment for
3 the buildings that have decks since not
4 every building has a deck.

5 THE FLOOR: No, no, no.

6 THE FLOOR: It would make things
7 more fair.

8 THE FLOOR: Unit 138. I think you
9 don't want a special assessment, because
10 the point is it's not collectible and you
11 cannot -- I don't believe you can specially
12 assess discriminating the units.

13 MR. MACMILLAN: First of all, it
14 just goes by common area. You can't say
15 the units that have decks are limited
16 common area. The common area meaning it is
17 you're saying percentage -- everyone owns
18 the same percentage of the common areas,
19 but it's limited to the unit to which it's
20 attached to. So not anyone can just go
21 walking on anyone else's deck. But you
22 can't make an assessment for any less than
23 all the unit owners. Any assessment that
24 you would make would be the same

1 percentage, again, as your interest is in
2 the condominium, so that wouldn't fly. It
3 wouldn't be feasible.

4 THE FLOOR: And then you can't
5 collective the unit --

6 MR. MACMILLAN: Well, you're talking
7 about the priority lead. Your regular
8 budget items are protected by statute to be
9 collectible from the bank that holds the
10 first mortgage as long as the steps are
11 followed to establish the lien. If you
12 have a special assessment, that doesn't get
13 that priority.

14 So in the event that somebody
15 doesn't pay their condo fees and ends up
16 their unit gets foreclosed, that special
17 assessment for whatever it was for would
18 not be collected as part of the priority
19 lien. And usually when there is a
20 foreclosure, a unit owner is having
21 financial difficulty the chance of
22 collecting them because they go bankrupt or
23 because they are just what we call a
24 judgment proof they don't have anything and

1 a law gives everybody a certain amount that
2 is not attachable or you can't garnish it
3 before any amount gets paid, then you are
4 subject to losing a certain amount. So
5 it's best when doing a budget to include
6 everything in the budget to make sure that
7 that amount is protected by the law that
8 provides that priority.

9 THE FLOOR: Thank you.

10 THE FLOOR: Excuse me, 82. I'm just
11 looking at the budget there. I know we
12 went through it but you have 5,500, am I
13 looking at that right, put aside for decks,
14 repair decks?

15 MR. LARIVIERE: Yes.

16 THE FLOOR: Then you have another
17 \$7,000 for miscellaneous repairs, whatever
18 that -- it could be anything but, you know,
19 depending where you are looking at, you get
20 \$12,000. I know we already approved this
21 budget. But it seems to me -- I go back to
22 this every time. I've been here a long
23 time and I look at the numbers and it's
24 like grounds, \$74,000 and the building is

1 26. It's like always lopsided. It just
2 seems way out of line to me, and it
3 continues to look way out of line to me.

4 MR. LARIVIERE: Is that the
5 landscaping aside?

6 THE FLOOR: No, grounds period,
7 covering everything. I didn't say just
8 landscaping. Everything to do with
9 grounds, snow removal, 74,000 versus 26 for
10 the buildings. And this has been ongoing
11 for years and years and years and it looks
12 lopsided to me. It should be more going to
13 buildings. Maybe we could look.

14 MR. LARIVIERE: The buildings don't
15 change that much for year to year whereas
16 the lawns are constantly growing. The snow
17 is constantly falling.

18 THE FLOOR: Well, we know that.

19 MR. LARIVIERE: Any other final
20 comments, questions on the idea of taking
21 money out of the reserves for the decks?
22 Okay. I will move on, number six on our
23 agenda is general questions and answers.
24 Any general questions, comments, concerns?

1 THE FLOOR: I just want to make a
2 comment -- I'm sorry, 65. The siding looks
3 really great, and I think you guys chose a
4 really good siding to put on because I
5 myself have noticed the difference. I also
6 put new windows throughout my unit, but I
7 definitely noticed a difference as far as
8 it's less drafty.

9 THE FLOOR: Warm.

10 MR. LARIVIERE: There was a question
11 in the back?

12 THE FLOOR: There are children
13 sliding down the hills, down the roads in
14 the parking lot, which is extremely
15 dangerous because that whipping, although
16 we have a five mile an hour posting, of
17 whipping down the street. Some child is
18 going to be seriously hurt. When we speak
19 to the parents, they get outrageous. They
20 think that you don't have any rights. But
21 according to the bylaws, kids are not
22 supposed to be playing in the parking lot.
23 I don't think it's complaining. Just have
24 them play safely.

1 MR. LARIVIERE: And I do know that
2 it has been brought up. And when we do the
3 quarterly newsletter, we will make sure,
4 again, that gets put in the newsletter.
5 Because, yes, I've seen a couple of
6 instances myself where the kids are out and
7 the sun is setting in our parking lot and
8 it's very hard to see them.

9 THE FLOOR: And you have visitors
10 coming in, and they are giving visitors lip
11 and hard way to go. That's not a way to
12 bring up your children.

13 MR. LARIVIERE: Unfortunately,
14 that's a parenting questioning.

15 THE FLOOR: The bylaws say they
16 can't play in the parking lot.

17 MR. LARIVIERE: Thank you very much
18 for your comment.

19 THE FLOOR: 112. It's going back to
20 the parenting thing. People are not
21 cleaning up after their dogs that I
22 heard -- my husband is on the board -- that
23 they couldn't do some properties because
24 there is 6-inches of dog feces on their

1 back decks. What can you do about that;
2 how do you curtail that? That is not even
3 the grounds. That is because the decks are
4 all common areas. How do you stop that?

5 THE FLOOR: That would be a health.

6 THE FLOOR: That's Board of Health.

7 MR. LARIVIERE: If someone is seeing
8 that, then that would be something that we
9 ought to be fining people for because they
10 are not cleaning up after their dogs.

11 THE FLOOR: My slider -- excuse me,
12 67 -- slider faces the north. For years
13 and years and years, there are a few people
14 that walk their dogs. It's a dog toilet
15 there, whether they defecate, and I would
16 probably say 60 percent of the people don't
17 take out a plastic bag to pick it up.

18 MR. LARIVIERE: In the middle of a
19 hydrangea.

20 THE FLOOR: Yes. And in the
21 summertime when it rains, it smells of
22 urine wicked bad.

23 MR. LARIVIERE: I know what you're
24 talking about. Go ahead.

1 THE FLOOR: I have been in a
2 condominium development take us off of
3 Waverly Road in North Andover. They have
4 speed bumps. And the reason I bring it up,
5 I am not a fan of speed bumps but sometimes
6 they actually slow traffic down. The
7 people that probably live over there at the
8 Farrwood properties, but they might be
9 people that don't live there that are
10 visiting or they are just using it as a way
11 to avoid an accident on 125. They are
12 speeding when they are coming around that
13 curve. A couple of speed bumps. I'm not
14 saying it would slow them down, but it
15 might.

16 MR. LARIVIERE: On Farrwood Drive
17 itself?

18 THE FLOOR: Yes, that would be a
19 good suggestion. Not to overbuild them
20 like the one that I saw on Waverly, because
21 that is every other street and that would
22 be sort of ridiculous but a few
23 strategically placed ones might slow them
24 down. They seem to be racing down the

1 hill.

2 THE FLOOR: Spikes.

3 MR. LARIVIERE: Hold it down. I
4 have a quick question. Go ahead.

5 THE FLOOR: Unit 172. In addition
6 to what he is saying, my wife and I go out
7 in the morning to walk our dogs and we do
8 clean up after them.

9 MR. LARIVIERE: Thank you.

10 THE FLOOR: Anyway, the bus stop for
11 the kids is down at the end of our street
12 on the main drag, and people just zip by as
13 the kids are -- they are playing waiting
14 for the bus and cars are just zipping by as
15 though they are -- it's like a speedway
16 there. And a kid, all he has to do is run
17 out in the street and they are going to get
18 hit by the car and nobody cares.

19 And from what I noticed is that a
20 majority of the people who are speeding are
21 coming around the corner, you know, from
22 the new -- where the new condos are and
23 from up above because we have a nice paved
24 road, so they feel that when they get on

1 that road they can speed however they like.
2 So I agree, we should have speed bumps put
3 in.

4 MR. LARIVIERE: Okay. I'll make one
5 comment on that just as a general Farrwood
6 Drive is owned by a private person, so we
7 really don't have any control of that but I
8 do know that the road -- I don't know if he
9 is going to redo our part, but the road
10 is -- supposedly when they do redo the
11 units that are going to be further up in
12 the hill, they will be finishing that road.

13 So at that point, we can then start
14 talking about getting them to put in speed
15 bumps and maybe petition to them to say,
16 hey, we want speed bumps in certain areas
17 to try to start slowing people down. And,
18 again, that is something the board members
19 can do that are on the board to start
20 looking at what is going to be happening
21 around us. Any other general questions or
22 comments?

23 THE FLOOR: Who is responsible for
24 the pavement of the road, the city?

1 MR. LARIVIERE: Farrwood Drive?

2 THE FLOOR: I know Weinstein.

3 MR. LARIVIERE: Weinstein is.

4 THE FLOOR: What, permanently?

5 MR. LARIVIERE: Yes, as long as he

6 owns it.

7 THE FLOOR: He owns -- he pays maybe

8 \$500 a year for taxes.

9 THE FLOOR: That's taken care of.

10 How come the other side is not that great?

11 MR. LARIVIERE: Because he's decided

12 not to pave it.

13 THE FLOOR: Until he finishes the

14 building.

15 MR. LARIVIERE: Any other questions

16 or comments?

17 THE FLOOR: Just one last time, 67.

18 And since we had some warm days in

19 February, a couple in March, 70 degrees,

20 there are kids -- I don't know whether they

21 come from C and D or E and F and it's girls

22 and boys. They come in like in by 81,

23 okay, and they ride. And remember when we

24 had the steps going down the north, they

1 are riding right out there right into
2 traffic, and sometimes they go across and
3 out into the road that goes up to the
4 circle. That's wicked dangerous. Really,
5 really somebody is going to get killed and
6 the parents never come out to see what the
7 heck these kids are doing.

8 MR. LARIVIERE: Joe, you were going
9 to have a comment?

10 THE FLOOR: No, I am all set.

11 MR. LARIVIERE: Anything else?

12 Okay.

13 THE FLOOR: Dumpsters.

14 MR. LARIVIERE: Love them or hate
15 them?

16 THE FLOOR: Love them.

17 THE FLOOR: Hate them.

18 MR. LARIVIERE: You hate them?

19 THE FLOOR: I don't hate the
20 dumpsters per se. They are not big enough
21 apparently. Because by the middle of the
22 week, they are full.

23 THE FLOOR: I can agree with that.

24 MR. LARIVIERE: That's down in A and

1 B?

2 THE FLOOR: Instead of people -- you
3 go out and the dumpster is full, so I would
4 take my trash back in. I don't want it
5 sitting on the ground.

6 THE FLOOR: I put mine in the car
7 and drove up the hill to use them up there.

8 THE FLOOR: Wait a minute. You're
9 on the board. You can't do that.

10 MR. LARIVIERE: We want to get out
11 of here, so let's --

12 THE FLOOR: Now is the issue of
13 garbage sitting around the dumpster. Right
14 now there's a living room set out there.

15 THE FLOOR: It's gone.

16 THE FLOOR: Oh, it's gone, okay.
17 But, you know, trash, peoples' trash bags
18 are all around the dumpster. We are going
19 to have some visitors that we don't like.

20 MR. LARIVIERE: That's a very good
21 thing for you to tackle as a board member.

22 THE FLOOR: Can we get bigger ones?

23 MR. LARIVIERE: I'm not sure. We
24 can talk to the city to say whether or not

1 we can do a bigger one or do a secondary
2 trash or enclosures with keys, so then that
3 way --

4 THE FLOOR: Make a mess.

5 MR. LARIVIERE: That only our units
6 are putting in the trash.

7 THE FLOOR: In truth, I have seen
8 people come over from Phase 1 because our
9 dumpsters are closer. I have seen people
10 from Building C go right out their lower
11 door, too dam lazy, pardon me, to go to the
12 end of their parking lot. You hardly have
13 any trash in C and D, because they all come
14 down.

15 THE FLOOR: That's not true.

16 THE FLOOR: You know when you have
17 an automatic door open like church had one
18 for older people. Do they have an
19 automatic trash bin you just push the
20 button and the thing opens? That's awfully
21 heavy to lift. Some people -- an old
22 person like me, you get the lid up and try
23 to put it back down. I have a hell of a
24 time trying to get the side door.

1 THE FLOOR: I don't know why the top
2 has to be lifted at all. There are doors
3 on the side. Your height doesn't matter.
4 I am short. Slide the door open, then
5 close it back. So I don't know what
6 happened to the dumpster. The whole top is
7 caved in.

8 MR. LARIVIERE: On A and B?

9 THE FLOOR: Not anymore.

10 THE FLOOR: Oh, they fixed that,
11 too.

12 THE FLOOR: Yes.

13 THE FLOOR: My only other question
14 was: What are those things called, the
15 front toter, the green things?

16 MR. LARIVIERE: The bulkheads.

17 THE FLOOR: The bulkheads. Does
18 anybody have access to that or do you need
19 a key to open it?

20 THE FLOOR: No.

21 MR. LARIVIERE: Some of them do have
22 a lock on them.

23 MS. ROMANO: The other side, no.
24 They are all open because the electric

1 panels are down there.

2 THE FLOOR: It's opened. Well,
3 close it. You can close it.

4 THE FLOOR: Well, I didn't know why
5 it was open. So, you know, I don't want to
6 lock somebody down there. So is there
7 something being done; is that why there
8 are --

9 MR. LARIVIERE: They might be open
10 for someone in there. Our electrical
11 meters are in there. Question?

12 THE FLOOR: 81. I was just curious
13 as to why our recycling dumpster can't be
14 the same size as our trash dumpster,
15 because the recycling dumpsters are really
16 filled within two days mainly because a lot
17 of people don't break down their boxes, but
18 that's a completely other thing. I'm
19 constantly dragging boxes over there.
20 Literally, I just let it pile up in my
21 house until the day it gets emptied because
22 that's the only time that I can put it in.
23 And I know my company, we have the same
24 size recycling dumpsters as we do trash

1 dumpsters. So I'm just curious why we have
2 this little, tiny recycling dumpster and
3 this huge trash dumpster.

4 MR. LARIVIERE: I don't know that
5 answer, why they did that. Again, these
6 are coming from the city. We can talk to
7 them and say, hey, since you are asking us
8 to recycle more, why don't you give us a
9 bigger recycling.

10 THE FLOOR: We didn't tell them what
11 size we wanted. They just propped them
12 down there.

13 THE FLOOR: Yes, we get them for
14 nothing.

15 THE FLOOR: We get what we paid for.

16 THE FLOOR: We're not paying for
17 them.

18 THE FLOOR: Right. We're getting
19 what we paid for.

20 MR. LARIVIERE: Any other final
21 questions, comments, concerns?

22 THE FLOOR: 126. I was just
23 wondering after they replaced the signage
24 they put up the new lights, and I don't

1 know if anybody else thinks they are
2 excessively bright but if I had my bedroom
3 on that side, I would not be able to sleep.
4 Those things are like stadium lights out
5 there.

6 MR. DEVNEY: I agree.

7 MR. LARIVIERE: They are the same
8 lights. Maybe they have been moved then.

9 MR. DEVNEY: No, no, the lights at
10 the end of me are brighter.

11 THE FLOOR: They are different.

12 MR. LARIVIERE: All the lights
13 should be the same lights that were there.
14 I guess the question then would be probably
15 in the whole idea of new construction take
16 into account take it down, put in the pile,
17 put it back up and not know where it came
18 from, so it might be different lights in
19 different spots.

20 THE FLOOR: They all look like they
21 all are LED. They are bright whites. It's
22 crazy bright.

23 THE FLOOR: 81. The light right
24 outside the doors, front doors, what size?

1 I haven't had one in years. The bulb that
2 goes in.

3 MS. ROMANO: I think it's a GU24.
4 You can get it at Home Depot or Northeast
5 Electrical.

6 THE FLOOR: Never been able to find
7 one, okay.

8 THE FLOOR: The lightbulbs?

9 THE FLOOR: The lightbulbs outside
10 the front door. I've gone to Home Depot
11 and never been able to find a bulb that
12 fits.

13 THE FLOOR: 112. It's outside the
14 door. Isn't that the responsibility of the
15 condo association to replace that
16 lightbulb?

17 MS. ROMANO: Not to my knowledge.
18 They have all been replaced by the unit
19 owner.

20 MR. LARIVIERE: I do know that the
21 way that bylaws and stuff are written that
22 some -- there are things that you would
23 expect the association to own. They don't
24 and that they shouldn't do, so we can take

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March 30, 2017**

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a look at it and see.

THE FLOOR: 138. I move to adjourn.

MR. LARIVIERE: Do I have a second?

THE FLOOR: I second it.

MR. LARIVIERE: All those in favor
of adjourning the meeting? Aye.

THE FLOOR: Aye.

MR. LARIVIERE: All those opposed?
The meeting is adjourned. Thank you very
much again for showing up and being
patient.

MS. MCAFEE: Shirley McAfee,
president.

MR. DEVNEY: Peter Devney, clerk.

MS. PIKE: Amy Pike, grounds.

MS. TEDESCO: Bonnie Tedesco,
treasurer.

(Meeting adjourned at 8:45 p.m.)

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COMMONWEALTH OF MASSACHUSETTS

I, KRISTEN M. EDWARDS, COURT REPORTER,
do hereby certify that the foregoing is a true and
accurate transcription of my stenographic notes,
to the best of my knowledge and ability.

WITNESS MY HAND, this 20th day of April,
2017.

Kristen M. Edwards