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COMMONWEALTH OF MASSACHUSETTS

* * * REGULAR MEETING * * *

OSGOOD LANDING
1600 OSGOOD STREET
NORTH ANDOVER, MASSACHUSETTS
APRIL 3, 2018
7:05 p.m. - 9:00 p.m.

Kristen M. Edwards

Court Reporter

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APPEARANCES:

Board of Managers:

Shirley McAfee

Peter Devney

Bonnie Tedesco

Amy Pike

Elaine Romano

In Attendance: Douglas MacMillan, Esq.

1 MS. MCAFEE: Hello everyone. Can we
2 bring the meeting to order? Hi, I'm
3 Shirley McAfee. I'm in Unit 58. Can we
4 have a quorum call, please? Our quorum is
5 at 38.31 percent, so we do have a quorum.
6 And let me just start out by saying, I
7 don't know how I got in this position
8 except for I was asking questions. So just
9 to let you know, the less questions you
10 ask, the less chance you have of getting in
11 this position and we can go home and go to
12 bed, okay.

13 I'm going to actually sit here. Can
14 you all hear me? Okay. The first thing
15 that we have on the agenda is the current
16 loan payment issue. Apparently the
17 association took a \$750,000 line of credit
18 out. The deadline to use all the funds was
19 October 2017, October 13th. The amount
20 that was used on the loan, however, was
21 629,581.90. So the current loan balance as
22 of January 31st of '18 was 489,747.28.

23 So what this brings us to is that
24 since all of the funds were not used, the

1 board, once the association members can
2 vote on either shortening the term of the
3 loan by continuing to pay the 7,750 that we
4 have been paying all along and keeping the
5 condo fees as they currently stand. And by
6 the way, the bank was looking for us to pay
7 5,681 a month but we were paying the 7,750,
8 and that brought the loan down.

9 So we can leave it as it is, pay the
10 condo fees we are paying or you can vote on
11 changing that and lowering your condo fees
12 by pennies and paying for three more years
13 and paying an additional interest rate of
14 \$33,388.51.

15 THE FLOOR: Exactly what is the
16 amount that the condo fees will go down?

17 MS. MCAFEE: So here is the page
18 that shows how much the decrease would be
19 depending upon your percentage. Does
20 everyone have that page? So those that are
21 now paying 191.72 would be paying \$15.31
22 less. If you are paying \$200.79, you will
23 be paying \$16 less. And if you're paying
24 259.08, you will be paying almost \$21 less.

1 THE FLOOR: Where are you? I can't
2 find it.

3 MS. MCAFEE: There is no number. It
4 just says percentage of interest, and it
5 has a little --

6 THE FLOOR: It's the fifth page of
7 the packet. It looks like this.

8 MS. MCAFEE: Everybody have it now?
9 Basically we would be paying \$20 or less
10 per month less on your condo fee, but we
11 will be paying \$33,000 in interest, and the
12 loan will be stretched out almost three
13 years longer so...

14 THE FLOOR: Before we take a vote,
15 can you please help me out and would you
16 tell us what we originally voted on and
17 what the current terms of the contract are
18 that we voted on?

19 MS. MCAFEE: Sure. I just did, but
20 I'll repeat it for you. It says that the
21 Association took out a \$750,000 line of
22 credit loan.

23 THE FLOOR: With who, what bank?

24 MS. ROMANO: With Avidia Bank.

1 THE FLOOR: And what are the terms
2 of that loan?

3 MS. ROMANO: The terms of the loan
4 was for 11 years.

5 THE FLOOR: It's on the second page.

6 THE FLOOR: 11 years, yes.

7 MS. ROMANO: At 4.5 percent. That's
8 on the second page after the agenda page.

9 THE FLOOR: When did it lock in?
10 Because we were spending through what years
11 before you lock it.

12 MS. ROMANO: When Blare announced to
13 the Association at the 2016 annual meeting,
14 the board had taken the loan for 750. His
15 budget at that time reflects a \$93,000
16 payment on the loan. That budget was
17 approved in 2016, and that 93,000 again was
18 approved in 2017.

19 Now, there was an 18-month period
20 where Avidia was only charging interest and
21 not principal. So Avidia only wanted
22 5,681. Based off the budget approved at
23 93,000, PMA was taking 7,750 a month and
24 moving it over to the bank and paying down

1 the loan. That's why the loan was paid
2 down a lot earlier.

3 THE FLOOR: Elaine, what did we
4 actually vote on? Because you're confusing
5 me.

6 MS. ROMANO: You voted on the 750.
7 But at the time, nobody knew exactly
8 whether or not you would use that full 750.

9 THE FLOOR: So this number here that
10 says 629 is what we used?

11 MS. ROMANO: That's what you used.

12 THE FLOOR: Is that for the siding
13 project only?

14 MS. ROMANO: That was for the siding
15 into the patching of two asphalt parking
16 lots.

17 THE FLOOR: So we financed tar for
18 11 years; is that what it is? Do you know
19 what the number is in there that's tar as
20 opposed to the sides of the building?

21 MS. ROMANO: I'm sorry, I didn't
22 catch you.

23 THE FLOOR: The 629 includes tar, so
24 we financed tar in the parking lot.

1 MS. ROMANO: The asphalt was less
2 than 100,000. I want to say to you it was
3 about \$65,000.

4 THE FLOOR: So we financed tar for
5 about 11 years; is that 11 years that --

6 MS. ROMANO: That was part of the
7 original agreement when the board went up
8 for proposal. We had to submit to Avidia
9 Bank every proposal that the board wanted
10 to do for that \$750,000.

11 THE FLOOR: But when we voted on it,
12 did we know tar was going to be in it?
13 Because I don't remember that at all.

14 MS. ROMANO: Yes. But the only
15 problem we had at that time was National
16 Grid was going to be coming and digging up
17 the parking lot and doing the underground
18 conduit, but we did not have a date. So we
19 were still hesitant whether or not we were
20 going to replace those two parking lots in
21 full or just do patchwork.

22 To this date, we have been told by
23 National Grid it's a possibility, not
24 strong, it may be done in the fall. But

1 every time their budget changes, they move
2 Farrwood II and every other phase out based
3 on what they get for a budget. Does that
4 answer your question?

5 THE FLOOR: I'm not sure. I am
6 somewhat confused between reading the
7 presentation here and then --

8 MS. ROMANO: Well, remember, for
9 2016 and 2017, the Association paid \$93,000
10 down on the loan even though Avidia was not
11 looking for 7,750 a month, which equates to
12 that 93. They were only looking for 5,681,
13 because the association had an 18-month
14 interest only on that loan.

15 THE FLOOR: Right. That's the
16 advantage of Avidia if you keep the
17 principal higher and only pay interest.

18 MS. ROMANO: But the problem was the
19 board put the 93,000 in the budget, and
20 that's what got approved. So that's what
21 PMA was pulling every month was the 7,750
22 to equate to that 93K. So you paid it down
23 a little more. So right now what you owe
24 is 489.

1 THE FLOOR: That I understand. I am
2 just trying to get -- we agreed on -- I
3 couldn't make the 2016 because it was
4 changed, and I never got any data telling
5 me what was agreed upon or anything, so I
6 don't know that. But, anyway, we agreed
7 upon a 751 line of credit and the vote
8 shows two years ago that we approved siding
9 and tar as 128 unit owners, because I
10 haven't seen that. We now owe -- we have
11 11 years at 4.5 on the table or 629,581.90
12 was used, and you're saying as of 1/31/18,
13 today is 3/18, we have 489 that we still
14 owe.

15 MS. ROMANO: You probably as of
16 today owe a little less than the 489,
17 because this was based off of the January.

18 THE FLOOR: And we've been making
19 principal and interest payments.

20 MS. ROMANO: Yes. You have not been
21 just paying the interest. That's the
22 point. Based off of the budget that was
23 approved, we've been doing both. Now, the
24 minutes for 2016 and the minutes for 2017

1 are out on the website if anybody wants to
2 look at them.

3 THE FLOOR: Actually, not minutes,
4 transcript.

5 MS. ROMANO: The transcript of the
6 annual.

7 THE FLOOR: So they are at our
8 website?

9 THE FLOOR: Of Farrwood II dot com
10 under document, under association meetings.
11 There is a transcript.

12 THE FLOOR: Do I need a password to
13 get in or is that wide open?

14 THE FLOOR: Nope, it's wide open.
15 It's public record.

16 THE FLOOR: Public record or public
17 data?

18 THE FLOOR: Yes, condo meetings are
19 public records.

20 THE FLOOR: They may be public
21 records. They are not wide open on the
22 internet.

23 MS. MCAFEE: Are we ready to move
24 on; are there any other questions?

1 THE FLOOR: I make a motion to come
2 back to the questions that she is asking in
3 case it comes up again. You go over the
4 budget, Elaine.

5 THE FLOOR: So you wish to make a
6 motion to table the discussion of the loan
7 until after we talk over the rest of the
8 budget?

9 THE FLOOR: If she has anymore
10 questions, I want her, BJ, to be able to
11 ask them.

12 MS. MCAFEE: That's exactly what I
13 said. Are there any other questions?

14 THE COURT REPORTER: You guys have
15 to -- do me one favor, you might to say
16 your unit number so I know who you are.
17 And just please try to go one at a time, or
18 I'm not going to be able to take you down.

19 THE FLOOR: 143 Farrwood.

20 THE FLOOR: 114. I agree with Peter
21 that we should go over the numbers first,
22 and then go back to this vote.

23 THE FLOOR: Okay. We should not
24 vote on anything until we go with the rest

1 of the budget; is that fair? Okay.

2 THE FLOOR: We have a question back
3 here.

4 MS. MCAFEE: Yes.

5 THE FLOOR: Who are you guys?

6 THE FLOOR: I'm Peter Devney. I've
7 been a board member for the past three
8 years. This will be my last year on the
9 board, but I live at 127. I live at 127.

10 MS. MCAFEE: And, again, I'm Shirley
11 McAfee. I live at 58 and I'm the
12 president, and I may not be running back
13 again either.

14 THE FLOOR: Bonnie Tedesco. I live
15 at 59. I'm currently the treasurer. I
16 have not decided if I want to run also. We
17 may have all four positions open.

18 THE FLOOR: Amy Pike. I live at 65,
19 and this was my first year on the board.

20 THE FLOOR: Thank you. I didn't
21 know who anybody was.

22 MS. ROMANO: All right. Do you want
23 to go to the budget?

24 MS. MCAFEE: So moving to the

1 budget, again, keeping in mind that this is
2 a volunteer position. I'm not paid for it,
3 so have a little patience, okay, thank you.

4 So for actuals for 2017/2018,
5 everybody see that column?

6 THE FLOOR: What page are you on?

7 MS. ROMANO: Second column.

8 THE FLOOR: This page.

9 MS. MCAFEE: See the second money
10 column that says 2017 slash 2018, actuals?
11 Everybody there? Income for the condo fees
12 284,640.96, other fees 4,594. Do we need
13 to go through all of them?

14 MS. ROMANO: You might want to.

15 MS. MCAFEE: If anything jumps out
16 at you as I'm going down this line, you
17 just raise your hand and say who you are
18 and go for it.

19 THE FLOOR: Unit 138. What's our
20 delinquency rate right now for these?

21 MS. MCAFEE: I didn't hear you.

22 THE FLOOR: What's our delinquency
23 rate right now for these?

24 MS. ROMANO: You're about \$5,600.

1 THE FLOOR: That's including
2 attorney costs.

3 MS. ROMANO: That's the best it's
4 been in a long time.

5 THE FLOOR: Is any of that
6 permanent, 114, is any of that permanent or
7 is that all going to be coming in, Elaine?

8 MS. ROMANO: We won't know. I mean,
9 right now we are surmising it will all come
10 in unless somebody declares bankruptcy and
11 we might have a problem, but I would say it
12 should all come back to the Association.

13 THE FLOOR: It's just a slow pay as
14 opposed to --

15 MS. ROMANO: Exactly.

16 MS. MCAFEE: Okay. Office supplies,
17 1,064.61. Our audit fee was \$2,300.

18 THE FLOOR: Shirley, 114, did we
19 have an audit or a review?

20 MS. ROMANO: You had an audit.

21 THE FLOOR: So do we have an
22 opinion? Because Mass. General Law 183A
23 requires a review, but I don't know --

24 MS. ROMANO: Let me verify that for

1 you. I would have to go back and look at
2 the CPA's letter to verify that.

3 THE FLOOR: Where is that review?

4 MS. ROMANO: It has not been
5 completed yet. You haven't closed your
6 fiscal year until this week, I mean, 3/31.
7 So he hasn't even come in yet. I would say
8 he hasn't done anything yet to do anything,
9 so he won't be in for probably another two
10 or three weeks.

11 THE FLOOR: I'm somewhat confused.
12 Do we pay for a review every year?

13 MS. ROMANO: You pay for a review
14 every year. You asked me for last year.
15 Last year would have been a review, and
16 that is also out on the website.

17 THE FLOOR: So that would be for
18 last year.

19 MS. ROMANO: Correct.

20 THE FLOOR: That's out on the
21 website. I understand this year is not
22 over with yet, so we could not possibly
23 have the review.

24 MS. ROMANO: So last year's was a

1 review, and it is out on the website for
2 review.

3 THE FLOOR: Unit 138. So we are
4 getting the reviews each year and not the
5 audits.

6 MS. ROMANO: Correct, correct.

7 THE FLOOR: Yes. It's about eight
8 pages worth of information.

9 THE FLOOR: 143. Who has been doing
10 the audit or the reviews?

11 MS. ROMANO: Roselli and Clark.

12 THE FLOOR: Oh, we still have them,
13 okay.

14 MS. ROMANO: All right, Shirley.

15 MS. MCAFEE: Okay. Legal unit owner
16 B fees, 305.86, engineering, \$3,000.

17 THE FLOOR: On engineering, 114,
18 Shirley, can you please explain what is in
19 that? Because the roof needed to be
20 inspected, but I don't believe they were
21 inspected. So I'm just wondering what is
22 this engineering for?

23 MS. ROMANO: That engineering is for
24 11 units that had ice dams in this past

1 winter. And that part of it, the roofs are
2 included with that engineering report. He
3 has not come on site yet, so we have not
4 paid him. He was due to come on two
5 different occasions, one he had bronchitis
6 and the other was the last snowstorm we
7 had.

8 THE FLOOR: What is the name of the
9 firm that's supposed to be coming out here?

10 THE FLOOR: What difference does it
11 make?

12 MS. ROMANO: Noblin.

13 THE FLOOR: What is it?

14 MS. ROMANO: Noblin.

15 THE FLOOR: N-O-B-L-I-N?

16 MS. ROMANO: N-O-B-L-I-N, Noblin
17 Associates.

18 THE FLOOR: So aside From 11 units
19 with roof leaks --

20 MS. ROMANO: Ice dam leaks.

21 THE FLOOR: 11 units with -- how
22 many other units suffered some form of
23 damage this past winter?

24 MS. ROMANO: Those are the only ones

1 that contacted me were those 11.

2 THE FLOOR: That's roof. What about
3 basement and other areas?

4 MS. ROMANO: I only had one basement
5 issue.

6 THE FLOOR: We paid our roof loan
7 off when, Arcadiy?

8 MS. ROMANO: Two years ago?

9 THE FLOOR: Yes, I would say so.

10 THE FLOOR: Two years ago. So we
11 have a relatively new roof, and we have
12 issues with ice dams.

13 MS. ROMANO: That doesn't mean it's
14 a roof issue. That's why the engineer is
15 coming in and looking inside the attics,
16 and he will look at the roof. It doesn't
17 mean because you had an ice dam you had a
18 roof issue.

19 THE FLOOR: Does he have the
20 equipment to do thermal imaging?

21 MS. ROMANO: Yes, he does.

22 THE FLOOR: Are we going to pay for
23 that?

24 MS. ROMANO: That's part of that.

1 That's part of that proposal.

2 THE FLOOR: Because I know we wanted
3 to do thermal imaging back in 2015. That's
4 why I was curious as to whether it's going
5 to be done.

6 MS. ROMANO: Leslie, you had a
7 question?

8 THE FLOOR: Is there some type of an
9 agreement with the roofer that they cover
10 their work for so many years?

11 MS. ROMANO: Yes, ten.

12 THE FLOOR: Have they come back and
13 done any work?

14 MS. ROMANO: No, we haven't had a
15 problem. So we haven't had to have them
16 back.

17 THE FLOOR: But did we null and void
18 the warranty when we had the roofs shoveled
19 in 2015? We had a lot of people on the
20 roof.

21 MS. ROMANO: No, we did not.

22 THE FLOOR: So I didn't hear you,
23 Elaine. Are we having the guy in Billerica
24 come back and be held responsible for the

1 roof issues?

2 MS. ROMANO: If we have to. But,
3 again, we have no determination it's a roof
4 issue yet.

5 THE FLOOR: So Noblin has to come
6 out and do their job.

7 MS. ROMANO: Correct.

8 THE FLOOR: And you have no firm
9 date when Noblin is coming?

10 MS. ROMANO: Not yet. Like I said,
11 he had canceled twice. So we are just
12 waiting to get back in the queue there and
13 then line up these unit owners to be home
14 for half a day.

15 THE FLOOR: Can you let us know as
16 unit owners which building; is it like
17 scattered?

18 MS. ROMANO: It's scattered, but the
19 majority of it was Building A. A good deal
20 of it was Building A. From the pictures
21 that we took, you could see the ice dams
22 forming, hanging over the side of the
23 building. I mean, the heat was coming
24 off -- I would say to you is that the ice

1 was melting from the roofs too fast from
2 what you could see from the icicles.

3 THE FLOOR: In several of those
4 units -- I'm just trying to understand,
5 because nothing is communicated. I don't
6 get any information as a unit owner, but I
7 pay into get --

8 MS. ROMANO: All that is out on the
9 minutes on the website.

10 THE FLOOR: You're saying the
11 minutes from last year talks about this
12 year?

13 MS. ROMANO: This is for this year.
14 That 3,000 is for this year.

15 THE FLOOR: But the damage that
16 happened this past winter is the 11 units?

17 MS. ROMANO: Yes.

18 THE FLOOR: And how many of those
19 units had Mass Save come out and do that
20 type of work? Shirley was one of them.

21 MS. ROMANO: Shirley was one of
22 them, and Shirley had damage.

23 THE FLOOR: Sorry?

24 MS. MCAFEE: Shirley was one of

1 them, and Shirley had damage she said.

2 THE FLOOR: Even with the
3 insulation.

4 MS. ROMANO: I had a group down in
5 Donnie's end, down his end of 91 down to
6 the 96 that had problems. I had nobody in
7 your building. Nobody in Leslie's
8 building.

9 THE FLOOR: Thank you.

10 MS. MCAFEE: Any other questions?

11 THE FLOOR: No, thank you.

12 MS. ROMANO: You're welcome.

13 MS. MCAFEE: Okay, great.

14 Management, 23,826, annual meeting expenses
15 1,189.85. I'm going give a little pause in
16 between each line in case anybody needs to
17 jump in there. So total administrative
18 costs, 31,6863.2, utilities 2,715.04,
19 security lighting for the common areas --
20 I'm sorry, the street lighting, that was
21 for the main road, the 2,715. Security
22 lighting for common areas, 2,373.98.

23 THE FLOOR: Debby, 103. The street
24 lighting on the main road, that's all of

1 Farrwood?

2 MS. ROMANO: You all split it.
3 Between the Association, you all split it.

4 THE FLOOR: That's what I was going
5 to ask you. Light number one and two have
6 been out for months. I don't drive at
7 night much so it doesn't matter.

8 MS. ROMANO: I have no idea where
9 light one and two are.

10 THE FLOOR: It's at the beginning of
11 Farrwood Drive at our end.

12 MS. ROMANO: They were fixed for a
13 while. And then they are out again?

14 THE FLOOR: One was fixed. One is
15 completely smashed. The first one?

16 THE FLOOR: The first one is hanging
17 down, and the second one has been out. I
18 called National Grid, and they told me to
19 call Haverhill. I called Haverhill, and
20 they told me to --

21 MS. ROMANO: Tell you to call
22 National Grid.

23 THE FLOOR: So I went back and
24 forth. So I left a message, hey, yeah,

1 we'll have somebody check it out. But is
2 it me who should do it or the condo
3 association?

4 MS. ROMANO: Once you tell me, I can
5 do it but someone has to let me know. I
6 don't drive through there at night to see
7 if the lights are on or off.

8 THE FLOOR: Well, it's about three
9 weeks since I left a message in Haverhill.
10 I never heard anything, and the light is
11 hanging. Because when I walk, I can see it
12 dangling. It's light pole number one, and
13 then light pole number two. I'm surprised
14 nobody has said anything. Because when you
15 turn in here at night, it's pretty dark,
16 real dark. Thank you.

17 MS. MCAFEE: So, yes, you can just
18 get in touch with the Association and we
19 will make the calls.

20 THE FLOOR: I had called, and I
21 thought National Grid called Haverhill. I
22 saw them like dangling when I walked. I
23 laugh because it is dark at night. It's
24 very dark there.

1 MS. MCAFEE: I didn't notice it.

2 Any other questions before I move on to the
3 next line? Water backflow testing and
4 repairs, 3,088.46, so total utilities
5 8,177.48.

6 THE FLOOR: Shirley, you have a
7 question back here on that.

8 MS. MCAFEE: I'm sorry, I didn't see
9 you.

10 THE FLOOR: What is backflow -- 121,
11 sorry. What is backflow testing?

12 MS. MCAFEE: That's the irrigation.

13 THE FLOOR: So the sprinklers that
14 are half open that come up and they're
15 supposed to spray water?

16 THE FLOOR: Is that what it is, the
17 sprinkler system?

18 MS. MCAFEE: Is that the sprinkler
19 system?

20 MS. ROMANO: It's a sprinkler
21 system, but it's making sure that it
22 doesn't backtrack if it's going forward out
23 and not coming back into anybody's unit.
24 It's only doing the one-way service. So

1 they run that, and they do the testing
2 every year on that. The city does that.

3 THE FLOOR: The city does it, but
4 they charge us for it?

5 MS. ROMANO: Of course. The city
6 doesn't do anything for free.

7 MS. MCAFEE: An your water bill.

8 THE FLOOR: I thought we had an
9 irrigation system company that we used.

10 MS. ROMANO: We have a landscape
11 company, but this falls under the city.
12 The city has to make sure that the
13 Association is compliant with that backflow
14 system working properly.

15 THE FLOOR: But I thought we had a
16 private company that came. I saw someone
17 who I know who worked for them.

18 MS. ROMANO: We might have done some
19 repairs to the irrigation line or the
20 system.

21 THE FLOOR: Oh, that's what it was.
22 Does that fall under the same?

23 MS. ROMANO: That falls under the
24 sprinklers if those were repairs.

1 MS. MCAFEE: Anyone else? So our
2 total utilities are 8,177.48. Buildings
3 for gutter cleaning, \$3,600. Termite
4 control, 4,844.

5 THE FLOOR: Shirley, 114, since
6 that's significantly higher, is there
7 something going on there with termites or
8 bugs or something?

9 MS. ROMANO: Really the category is
10 incorrect. It's more than just termites.
11 That included we had a bat problem up in
12 your building, BJ, in a unit owner's attic,
13 a bat problem.

14 THE FLOOR: How was the bat getting
15 in, through the ridge vent?

16 MS. ROMANO: There was a small
17 opening that we had to put a one-way door
18 to get the bats out and then fix that.

19 THE FLOOR: So how is the bat
20 getting in, through the ridge vent?

21 MS. ROMANO: Through a small area
22 they picked up at between the ridge vents
23 and the boards. And then we also had that
24 rat problem, so we had the exterminator

1 there several times for the catching for
2 those cages. We had that problem with the
3 rats.

4 THE FLOOR: Out of curiosity because
5 for the first time in 20 years, I had quite
6 a few and I have no food floating around my
7 house.

8 THE FLOOR: You had rats in your
9 house?

10 THE FLOOR: I had mice. Rats are
11 not always big. Rats are tiny like mice
12 also. So I don't know who disturbed what,
13 but this one went on for two summers. So
14 were they finding a lot of mice or rats by
15 the garbage units?

16 MS. ROMANO: Several unit owners who
17 called had a mice infestation, but the
18 Association didn't take care of the mice.
19 They did take care of the rat issue,
20 because rats were hanging around the
21 dumpsters.

22 THE FLOOR: My question, Elaine, is:
23 Did the pest control company that picked up
24 those black houses that were by the trash

1 bins, were the houses filled with --

2 MS. ROMANO: Yes, they were there.
3 That's why you paid extra. They came
4 periodically to refill them and to take any
5 of the dead ones away.

6 THE FLOOR: I wasn't sure if they
7 were finding a lot or not.

8 MS. ROMANO: They were finding quite
9 a few.

10 MS. MCAFEE: I am traumatized now.
11 Let's move it along. Foundation repair,
12 3,160.54.

13 THE FLOOR: Which units?

14 MS. ROMANO: 65.

15 THE FLOOR: Unit number 65.

16 MS. ROMANO: Yes. The side of the
17 unit had slight water in it so we had to do
18 a little foundation, and then we had to do
19 some drainage work. We had to run the
20 downspouts that were on the side of the
21 unit underground and connect them down to a
22 drywell out towards the front of the
23 property, because we had to get the water
24 away from the building.

1 THE FLOOR: Do those allow the water
2 to run fast enough or do they back up and
3 overflow?

4 MS. ROMANO: You mean the drywell?

5 THE FLOOR: No. The actual drainage
6 system that was put in there, does that
7 allow the water to run fast enough or does
8 it back up?

9 MS. ROMANO: It moved it away, so
10 that was the problem. That water was
11 sitting right there where the downspouts
12 were emptying against the foundation. So
13 we had the -- we had the foundation --
14 somebody came in and did the small repair,
15 and then we had the downspouts put in
16 underground where the PVC pipe attached to
17 put it to the drywell out front to get the
18 water away from that unit. Leslie?

19 THE FLOOR: 143. How many units did
20 you put the drywells in? Kelleher put one
21 in mine.

22 MS. ROMANO: In front. That was the
23 year before last. That's in a different
24 budget.

1 THE FLOOR: How many have been done?

2 MS. ROMANO: We have done three.

3 THE FLOOR: Three, okay. And you
4 don't happen to know the buildings?

5 MS. ROMANO: I know yours in front
6 of 115, I believe, is another one we did.

7 THE FLOOR: 116, 117.

8 MS. ROMANO: Yes, and then we did
9 65.

10 THE FLOOR: Because I noticed in
11 116, 117 and down on Building A where the
12 pipe comes down and it meets the PVC to run
13 it under, the water can't run fast enough.
14 So both those pipes back up and overflow
15 about this high, which means the water is
16 running against the foundation and pooling,
17 pooling very large.

18 MS. ROMANO: We will look at that.
19 I wasn't aware of that.

20 THE FLOOR: Each Nor'easter of rain
21 you can come up to see Building A, if you
22 stand in front of Building A, you can go
23 all the way down to the end.

24 MS. ROMANO: 64?

1 THE FLOOR: Whatever the number is,
2 49 to the end, that one overflows and runs
3 right down the foundation. The same thing
4 I have observed on multiple, multiple
5 occasions at 116 and 117, and it concerns
6 me because it pools like a hot tub on the
7 lawn and water runs and goes wherever it
8 wants to. I am two away from it.

9 MS. ROMANO: We will check it out.

10 MS. MCAFEE: Barbara Jean, the next
11 time you see that and if you're like right
12 there and you happen to have your phone
13 with you --

14 THE FLOOR: I have notes at home
15 because I'm very busy, and it has happened
16 so many times.

17 MS. MCAFEE: I am just saying the
18 next time you happen to see it you snap a
19 picture.

20 THE FLOOR: I don't have a camera to
21 do that with. So somebody from the board
22 or from PMA can look at these issues, and
23 they get many phone calls.

24 MS. MCAFEE: All right, thank you.

1 Where were we? Masonry, 1,200, deck
2 repairs, 4,270.

3 THE FLOOR: Which decks were
4 replaced?

5 MS. ROMANO: We did partial repairs
6 of 57, 107, 129 and 139.

7 MS. MCAFEE: Any other questions?
8 Yes.

9 THE FLOOR: I have a -- hi, 121. So
10 we're neighbors and our decks are covered
11 with mold and they have been weathered
12 because the sun, direct sunlight that we
13 get and nails are coming up out of the
14 wood. The wood is splitting, both of us.
15 They are what, 30 years old?

16 THE FLOOR: Number 120. Not only is
17 the deck itself in horrific shape but the
18 wall in between is full of like moths and
19 mold. It's just a mess. I e-mailed
20 Elaine.

21 MS. MCAFEE: We saw that.

22 THE FLOOR: And I hope this was
23 discussed. It's really disgusting. It's
24 just in awful shape, and it's going to not

1 only affect us enjoying it but the value of
2 the property itself.

3 MS. MCAFEE: Right.

4 THE FLOOR: Unit 138. So the decks
5 had the six-year lifetime left in 2008.
6 The problem that we have is that, I
7 believe, it's what, five to \$10,000 to
8 replace wood on the deck. We cannot take
9 that money out of capital reserves to
10 repair the decks because all the specific
11 prohibition and the bylaws from using
12 reserve money to repair the decks.

13 The decks are considered ongoing
14 maintenance and repair kind of thing, which
15 means that to repair the decks the way
16 you're describing it is basically replacing
17 them completely requires probably around
18 \$7,000 loan, because we cannot take any
19 money out of the reserves for that, and
20 that has been an ongoing problem forever.

21 THE FLOOR: So we have decks that
22 were built onto the units and no system was
23 ever put into place that would help to
24 address any issues that come up down the

1 road? In other words, you built it and you
2 say there is no maintenance. We have no
3 money for maintenance.

4 THE FLOOR: Unit 138. So when it
5 was originally built, the bylaws were
6 different. Then in 1999 the bylaws were
7 changed and all that verbiage about ongoing
8 maintenance, including decks, and I think
9 I'm quoting verbatim here, was put in those
10 bylaws. We do not have quorum right now to
11 change those bylaws anyway, and those
12 changes were not fell through at all.

13 So what I believe Association used
14 to do is spend something like \$5,000, and
15 I'm talking about starting 2005, 2006 and
16 2007 a year for all decks to hammer the
17 nails down so they don't stick out and to
18 stain them. Obviously the stain without
19 refinishing is useless. It will not last.
20 But that's basically the amount that was
21 always budgeted for that from year-to-year.

22 Then with the deck, we've also had
23 several situations where the deck was
24 deemed unsafe and then became an emergency,

1 quote/unquote, in which case the money
2 could be drawn from the reserves to fix an
3 emergency where safety is an issue. That's
4 not only the concern of the deck but if
5 there are cracks in the cinder block walls
6 that support the decks, that also could be
7 remediated. And that was, in fact,
8 remediated in several units where the wall
9 just started sliding off the building, but
10 that's the extent.

11 If we, as an association, want an
12 ongoing repair of deck or slow replacement
13 thereof, we have to budget it. And for all
14 the increases of the baseline rate for
15 things like roof and siding jobs were made
16 under the commitment that as soon as those
17 jobs were done, the condo fees will go down
18 as right now the board is proposing
19 obviously.

20 THE FLOOR: Arcadiy, in what
21 capacity are you speaking right now; are
22 you speaking as a record holder, as a board
23 member, former board member or a unit
24 owner?

1 THE FLOOR: I'm speaking as a
2 resident and former board member who
3 remembers what is going on.

4 THE FLOOR: I didn't -- we didn't
5 vote on the 400K for the roof that the
6 comment you just made about -- the comment
7 you just made about the roof.

8 THE FLOOR: Excuse me?

9 THE FLOOR: You just commented on
10 400 and 750, and the two don't get lumped
11 together.

12 THE FLOOR: They are separate
13 expenditures over the years. First were
14 the roofs and then, I believe, it was Shawn
15 O'Connell who stood there and said, okay,
16 guys, we can now bring down the condo fees
17 or we cannot do that, take out another loan
18 and do the second floor side.

19 THE FLOOR: Thank you. What I heard
20 you say we voted on increasing the condo
21 fees for the 750. The roof was not into
22 that.

23 THE FLOOR: No, no. We voted
24 originally to get the -- to increase the

1 fees to get the roofs done. And then when
2 once this was repaid, there was an option
3 to go down to the original baseline or take
4 another loan. Now there is essentially --
5 well, there is an option right now to get
6 another loan, but there is right now option
7 to pay this loan faster and keep condo fees
8 as high as they are or go back down and pay
9 over several years. Now, the issue is of
10 course is if we want to save 15 to \$20 a
11 month, we can do that. But at some point,
12 the decks are just going to --

13 THE FLOOR: I'd like to go back to
14 your deck knowledge because -- who makes
15 the decision? Because you had said if it's
16 somehow defined by whomever we determine is
17 an emergency, then you can take money out
18 of the reserves.

19 THE FLOOR: Unit 138. So the
20 emergency is determined by the both board.

21 THE FLOOR: Not an expert.

22 THE FLOOR: No. The expert may be
23 hired by the board to determine whether
24 there is a problem.

1 THE FLOOR: May.

2 THE FLOOR: May, yes. So the
3 emergency funds, for example, were used, I
4 believe, when we had several pipe bursts
5 and had to tear up the parking lot. It's
6 \$20,000 not budgeted for and several
7 buildings don't have water, that becomes an
8 emergency. Board votes for it on these as
9 well. But it has to be either a safety of
10 life issue or something critical like that,
11 people not have water.

12 Obviously, if the engineers go
13 through the condo and they look at the
14 decks and they say that people cannot come
15 out on the decks because the decks might
16 collapse, it becomes a safety issue and the
17 board can vote for emergency things.

18 THE FLOOR: You're referring to the
19 reserve study when you say engineer is
20 coming in.

21 THE FLOOR: Yes.

22 THE FLOOR: These engineers are for
23 the roof.

24 THE FLOOR: The reserve study was

1 one of the things. The reserve study did
2 not just look at the roofs. It actually
3 gave us estimates of remaining lifetimes
4 for virtually everything from roofs to
5 sidings. Aluminum siding, I think, had two
6 or three years left.

7 THE FLOOR: Were the decks on that
8 reserve study?

9 THE FLOOR: Yes, they were.

10 THE FLOOR: What is the last one; is
11 it out on the website?

12 THE FLOOR: Yes, it is, in
13 engineering section, documents,
14 engineering.

15 THE FLOOR: What year is it?

16 THE FLOOR: The engineering study, I
17 believe, the reserve study was done in
18 2008, I believe.

19 MS. ROMANO: Either '7 or '8.

20 THE FLOOR: '7 or '8 could be. It
21 would be listed by date.

22 MS. ROMANO: It' on a page with the
23 date.

24 THE FLOOR: Yes.

1 THE FLOOR: 120 again. Just to be
2 clear, nothing will be done about the decks
3 because it's not an emergency; is that how
4 I understand it?

5 THE FLOOR: Well, what I understood
6 was, 121, to call and someone will come and
7 look at it, and they will determine if it's
8 to be unsafe.

9 THE FLOOR: Unit 138. Generally
10 speaking, if you're complaining of cosmetic
11 issues, then there has to be a line item in
12 the budget to do that work, right.

13 THE FLOOR: 121. So these other
14 units that got new decks, they had safety
15 structural or whatnot issues.

16 THE FLOOR: Unit 138. So when an
17 engineer did a walk-through around the
18 entire condo, he looked at this specific
19 and everybody's decks and everybody
20 retaining walls and basically said, so this
21 deck is now unsafe because --

22 THE FLOOR: The unit owners didn't
23 call themselves. They were told they were
24 getting a new deck because the engineer

1 said so.

2 THE FLOOR: Correct. Unit 138.

3 Obviously --

4 THE FLOOR: I'm sorry, what year was
5 this; was this this past year or --

6 THE FLOOR: Unit 138. This was done
7 during a reserve study BJ alluded to that's
8 2008 or 2007.

9 THE FLOOR: Didn't 129 just get a
10 new deck this past fall? He just got a new
11 deck. And you're saying this study
12 happened 10 years ago?

13 THE FLOOR: 138. That would have to
14 be answered by the current board.

15 THE FLOOR: I know 129 just got a
16 new deck in the fall.

17 MS. ROMANO: 129 was done in late
18 August I would say to you.

19 THE FLOOR: Right. But you're
20 saying these people walked around 10 years
21 ago and said these -- I'm confused.

22 THE FLOOR: Elaine, 138, why was 129
23 done?

24 MS. ROMANO: Because the joists were

1 not attached to the building. It was an --

2 THE FLOOR: So they called
3 themselves.

4 MS. ROMANO: They called, and we had
5 sent somebody out to go out and look at it.

6 THE FLOOR: But you just said that
7 the engineers walked around and said you,
8 you, you, you need a new deck. Did I hear
9 that right?

10 THE FLOOR: What Arcadiy mentioned
11 is we had a reserve study about 10 years
12 ago about reserve study looking at all the
13 buildings, basically the entire building
14 and all the plans and everything. And for
15 one thing they looked at was the decks
16 themselves. And at the time, they looked
17 at each of the decks and found, hey, this
18 one is definitely unsafe.

19 Now, as far as like ordinary
20 repairs, like repairs, basically they call
21 in and we look at them in a case by case
22 basis. We have people who look at them and
23 say, okay, is this really unsafe or is this
24 something that is just -- in that case it

1 was detached from the building. So in that
2 case, the board decided that we would
3 repair the deck.

4 THE FLOOR: Does anybody else have
5 like a foot and a half drop from their back
6 door to their deck?

7 THE FLOOR: I don't have that.

8 THE FLOOR: My deck is like here,
9 and my backslider is way up here.

10 THE FLOOR: That's way up.

11 THE FLOOR: The building is sinking
12 basically. Sometimes that happens.

13 THE FLOOR: I have a good --

14 THE FLOOR: Foot and a half.

15 THE FLOOR: You're talking about the
16 step to the deck.

17 THE FLOOR: Yes, coming out of the
18 slider to the deck.

19 THE FLOOR: Yes, it's like a huge
20 drop.

21 THE FLOOR: It's the way it's built.

22 THE FLOOR: I think it was a design
23 to keep the snow out to build up the rain
24 and all the rest, and they put the gap.

1 It's awkward.

2 THE FLOOR: Number 82, Delio. May I
3 just say this current sense your deck or
4 anything else, you call PMA. They come out
5 and assess it. The nails need to be pushed
6 down or need to power wash or you need
7 something done the board to replace, that's
8 the way we've been dealing with decks for
9 the last 24 years.

10 The study was done for all the
11 decks, which is a million-dollar project,
12 somewhere around there. So in a case by
13 case thing, what they are trying to explain
14 here is if I had a problem with my deck,
15 most often I fix it. But in your case,
16 call and they will drive by. And if you
17 need some boards replaced, at that point
18 they may see something serious and then
19 they'll make a determination.

20 THE FLOOR: Thank you.

21 THE FLOOR: You can even call a
22 building inspector.

23 THE FLOOR: You don't have to go
24 there.

1 THE FLOOR: We shouldn't have to.
2 Because if it's an emergency, you can go
3 into the reserve, take that money out.
4 It's an emergency situation and replace her
5 deck.

6 THE FLOOR: In order to do that, I
7 believe, we have to -- I'm not exactly
8 sure. But in order to call it an
9 emergency, we have to have an actual
10 determination that is serious and say --

11 THE FLOOR: I will call tomorrow and
12 set up an appointment.

13 THE FLOOR: It would have to have a
14 determination this is truly an unsafe
15 thing. It is truly an emergency. We
16 wouldn't be able to say, hey, we think it's
17 an emergency, okay.

18 THE FLOOR: You did with the roofs,
19 and you did it with a couple of other
20 situations where you declared an emergency,
21 and you were able to go into the reserve,
22 and that's the only way you can get into
23 that moneys.

24 THE FLOOR: Unit 138. What

1 emergency?

2 THE FLOOR: Wasn't that brought up

3 --

4 THE FLOOR: Snow removal.

5 THE FLOOR: Or the siding, was the
6 emergency the siding, the roof of the
7 siding?

8 THE FLOOR: There was an emergency
9 regarding vast amount of mold in one unit,
10 which was more related to the ice damage.

11 THE FLOOR: They brought in the
12 insurance companies and mold dogs in
13 Building B and what, Building A. How many
14 other units, Elaine; do you recall?

15 MS. ROMANO: I know in Nugent's unit
16 we had a problem where the wall separated
17 and all the mold was inside, and all the
18 water had been going in between the walls.
19 That was an emergency. Then you had the
20 main water line in Building A and B let go.
21 That was another one.

22 THE FLOOR: I'm talking about when
23 they brought the mold dogs up into the
24 attic, the insurance companies.

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MS. ROMANO: We didn't take any money out of the reserves for that.

THE FLOOR: That's when you put an insurance claim is what I am saying.

MS. ROMANO: We had to put in an insurance claim, but that is when the insurance companies allowed you to put multiple units under one plan. You can no longer do that. Now they have to be a per unit claim, which means the unit only has to observe the first \$10,000.

Back in 20 I want to say 15 or might have been a couple of years earlier, we had 20 something units that had the ice dams. We were able to put them all under one claim back then, but now the insurance companies all changed that process, so you can't do it that way anymore. You have to file each unit as an individual claim, no more as a group claim.

THE FLOOR: Just to clarify because Arcadiy is speaking to Shirley. I know we're talking actuals here, and we are not on the budget side. Is there a line item

1 that will handle cleaning the decks if
2 someone makes a phone call and fixing the
3 nails? Because I thought I heard Arcadiy
4 say, if it's not a line item, it's not
5 going to get done. So do we have a line
6 item?

7 MS. ROMANO: There is a line item
8 there for deck repairs but there is nothing
9 there for power washing because, frankly,
10 there is just no money in the budget for
11 power washing.

12 THE FLOOR: Can we power wash them
13 ourselves?

14 MS. ROMANO: You can if they're
15 really, really that bad. They will have to
16 make a determination whether or not they
17 can do it on a case by case basis.

18 THE FLOOR: Thank you.

19 MS. ROMANO: So if somebody wants to
20 call, we'll send somebody out to evaluate
21 it. We prefer nobody do their own work,
22 because it could be a liability issue.

23 THE FLOOR: Too late.

24 THE FLOOR: Unit 138. To comment on

1 that, technically speaking, your unit stops
2 at the inner surface of a stud.

3 THE FLOOR: I know this. I've had a
4 discussion with the insurance people on it.

5 THE FLOOR: Right behind the
6 drywall. So as soon as you go back out to
7 the deck and start power washing or
8 hammering a nail, you're potentially
9 exposing yourself to a liability if
10 something happens to the deck relative to
11 the condo association, and currently you're
12 exposing the Association to a liability
13 relative to you if you fall off and break
14 your neck. It's sort of a problem. That
15 is why self-repair of common areas is, I
16 think, prohibited, generally speaking.

17 THE FLOOR: It's a double-edge
18 sword. I mean, whoever was walking around,
19 I've been missing slats on my deck but
20 nobody has noticed that. I don't even know
21 if our slats are even in compliance with
22 Haverhill's laws at this stage of the game.
23 There is a lot of new young children in our
24 facility. And if we don't proactively

1 check our decks and check the rails and
2 wait until the kid falls off of it, that's
3 what I'm hearing about that specific
4 language being said. We don't have
5 proactive approach to making sure that our
6 decks are safe.

7 THE FLOOR: We can have a proactive
8 approach as soon as people are willing to
9 pay to do the work.

10 THE FLOOR: No. You can put a line
11 item in the budget and change the moneys
12 around in terms of how they are spent.
13 What you just said is we have to increase
14 condo fees to put more money in the budget
15 to do that. You work by running a
16 business, Arcadiy. If you're 100,000
17 capped, you just rearrange the line items.

18 MS. MCAFEE: Let me interrupt, okay.
19 We don't want people just walking out. I
20 do understand that these are very important
21 issues. Sir, what was your name in 120?

22 THE FLOOR: Anthony.

23 MS. MCAFEE: We did see your
24 pictures, and the only reason you have not

1 seen anything done is because we're trying
2 to wait for the spring because we couldn't
3 do anything with the snow, so you're not
4 being ignored.

5 THE FLOOR: Okay. Well, the
6 pictures, this was a while ago. I'm sorry,
7 I don't remember what extent. I have a
8 list of five items here to discuss with
9 you, unfortunately, and one of them was the
10 structure in the front of my unit that
11 holds like flowers.

12 MS. ROMANO: I told you that would
13 be taken care of.

14 THE FLOOR: So I must have sent
15 something regarding the deck, too. I don't
16 remember at this point. It's been a few
17 months.

18 THE FLOOR: The only thing you sent
19 was on the C and E wall that was black.
20 You didn't send anything else on the deck.
21 Those were the two pictures that you had
22 sent over that the board discussed.

23 THE FLOOR: Just so I don't waste
24 everyone's time here, I have a list of

1 multiple gripes. What is my best way to
2 get them addressed? Should I bring them up
3 tonight or should I e-mail you with the
4 list?

5 THE FLOOR: Bring them up.

6 THE FLOOR: If you want to wait
7 until the end, we're eating up time.

8 MS. MCAFEE: Why don't we go through
9 the budget and then we'll try to move onto
10 it at the end, if that's okay with you.

11 THE FLOOR: Whatever works with
12 everyone.

13 MS. MCAFEE: And when we do a
14 question and answer, okay. Where was I?
15 Electrical repairs, 2,591.86.

16 THE FLOOR: Anything unusual in
17 there, Shirley?

18 MS. ROMANO: No. We replaced
19 several flood lights, couple of photocells
20 and some of the porticos, and that was
21 really it.

22 THE FLOOR: Thank you.

23 MS. MCAFEE: Nothing on sump pump.
24 Miscellaneous repairs, 13,549.22.

1 THE FLOOR: What's in that catchall?

2 MS. ROMANO: You did catch basin
3 cleaning. Unfortunately, we have been
4 getting a lot of dumping at the dumpsters
5 and, you know, a lot of that we had to pay
6 for.

7 THE FLOOR: On that note, why don't
8 we bill back to the specific unit owners?

9 MS. ROMANO: We don't know who they
10 are. We have no idea who these people are
11 that are leaving this stuff.

12 THE FLOOR: Have you ever --

13 MS. MCAFEE: They don't necessarily
14 live in Farrwood. People just bring stuff.

15 MS. ROMANO: That's what I'm
16 hearing. One of the unit owners up in
17 Leslie's building said that people were
18 driving up. I don't honestly know if the
19 people are driving up are coming from
20 another part of the association, because
21 their dumpster could be filled. We have no
22 idea, no idea.

23 THE FLOOR: Some of them have gates.

24 MS. ROMANO: And then Capital came

1 back and said they would no longer pick up
2 anymore.

3 THE FLOOR: There's no surveillance
4 cameras.

5 MS. ROMANO: No.

6 THE FLOOR: I caught somebody
7 dumping a toilet in there, and I made him
8 take it and I got -- they said I was
9 being -- Donnie was there and he saw. They
10 said I was being bitchy about it. I was
11 just saying you can't dump -- he was a
12 contractor. I was just saying you can't
13 dump your crap in our stuff. You can't
14 just leave it there, and he put it back in
15 his car.

16 THE FLOOR: Good for you.

17 MS. ROMANO: We had a main water
18 line that was leaking in your building we
19 had to repair. It was actually in Angela
20 Curren's unit 115. It was the main water
21 line that ran through the whole front of
22 the building. We had to have that
23 repaired. In fact, we tried to do it
24 several times from 113 and his shutoffs

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didn't work. We finally had to have the city shut it off from the main.

THE FLOOR: Elaine, didn't we put new shutoff valves in 113 about two years ago?

MS. ROMANO: Yes, but they are not -- for some reason Callahan could not get them shut off. They would not shut off completely. They would shut off but not completely, and I don't know whether he got too nervous or not. We had to reschedule. The city came and shut it off on the main street, but we had a major repair on that that we had to take care of.

We did purchase additional vinyl siding. It's not on the property yet. It will be here Thursday at 2:00. If anybody wants to be on site to watch, it will be delivered at your bulkhead at 2:00 Thursday. It's going to be on the locked side of Building E.

THE FLOOR: So the old aluminum, is it still sitting in there?

MS. ROMANO: No, it's gone. We did

1 a cleanout two years ago out of all the
2 bulkheads.

3 THE FLOOR: Elaine, knowing what I
4 know having been on the board and just
5 going in there for my own unit issues, what
6 about the moisture factor?

7 MS. ROMANO: I asked about that, and
8 I was told it would be fine.

9 THE FLOOR: It's wet on the
10 building.

11 THE FLOOR: How does it sit wrapped?

12 MS. ROMANO: It's wrapped and then
13 inside a box.

14 THE FLOOR: It's all wet where we
15 are.

16 THE FLOOR: So the 13,5, how much is
17 the siding?

18 MS. ROMANO: The siding was a little
19 less than 4,000.

20 THE FLOOR: Thank you.

21 MS. MCAFEE: Elaine, the dumpster
22 area.

23 MS. ROMANO: Don't forget, we also
24 had a dumpster on site last October for

1 anybody who wanted to empty their back
2 areas and clean them up. There's a page
3 here in the back that lists out many of
4 what we did in the course of the year, BJ.

5 THE FLOOR: Thank you.

6 MS. MCAFEE: Total buildings,
7 33,215.62, grounds; sprinkler, 2,986.57;
8 landscaping, 34,659; miscellaneous grounds,
9 6,895.

10 THE FLOOR: On both of those, what
11 drove it up over the budget? One is 34
12 versus 30. We have a month left in our
13 numbers and the same thing on miscellaneous
14 grounds, 68 versus 33.

15 MS. ROMANO: We had a tree that fell
16 on the neighbor's yard at the end of lot A.

17 THE FLOOR: During the Nor'easter
18 recently.

19 THE FLOOR: Yes.

20 MS. ROMANO: October. It was very
21 big, just missed the house but we had to
22 remove that. We installed several
23 additional shrubs around the property that
24 we did.

1 THE FLOOR: We had the tree --

2 MS. ROMANO: We had a birch tree at
3 the end of the corner of Farrwood II where
4 the kids stand for the school bus.

5 THE FLOOR: It was rotten in the
6 middle.

7 THE FLOOR: Can I ask, who is
8 removing the trees along the main road?

9 MS. ROMANO: Well, that is the
10 developer's responsibility. We have a call
11 into Weinstein to see if we will get
12 anywhere with it.

13 THE FLOOR: Thank you.

14 MS. MCAFEE: Landscaping, 34,659;
15 snow removal, 28,080.

16 THE FLOOR: Shirley, do you know
17 when that number is going to shake out? We
18 had these lovely Nor'easters in March.

19 MS. ROMANO: There will probably be
20 another 6 or 7,000 added to that. That is
21 not yet here yet.

22 MS. MCAFEE: Main road, nothing.

23 MS. ROMANO: We haven't received a
24 bill yet.

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THE FLOOR: Do we have a sense of what we may think he'll bill?

MS. ROMANO: I don't know. We haven't received anything. I have reached out to phase one. We had to have Donnie -- we had a lot of trees during those last two storms that fell on the main road and people couldn't get in and out on your side of Farrwood and Ferris couldn't keep up with it, so I had Donnie cut them up. And that is what a lot of the stacking is you see up at Farrwood II. I've reached out to phase one, and they've agreed to pay a portion. I just don't know what the total figure will be yet. So Kevin Decker has said that phase one will help pay the sum of it.

THE FLOOR: Elaine, on that because I walked around and saw a lot of the trees down.

MS. ROMANO: Are you talking about the other side of Farrwood now?

THE FLOOR: All six phases use both sides.

1 MS. ROMANO: We didn't touch the
2 other side, BJ. I only had the side open
3 that affected you in phase one.

4 THE FLOOR: And did you contact
5 Stapinski because his people --

6 MS. ROMANO: That's Weinstein we've
7 got a call into.

8 THE FLOOR: Because when I called
9 the fire department to let them know the
10 passability of our road, they immediately
11 asked me about his land. So they know the
12 property.

13 MS. ROMANO: Well, the other side
14 beyond is even worse. If you go over
15 between phase five and six between the
16 potholes and the trees that are down, it's
17 just atrocious.

18 THE FLOOR: I know there was one big
19 one that you couldn't get the hook through.

20 MS. ROMANO: We had a unit owner in
21 Building B who had a tree fell on the car
22 that was parked on Farrwood Drive.

23 THE FLOOR: I saw that.

24 MS. MCAFEE: We're going to move on.

1 Total grounds, 80,625.57. Taxes reserves
2 and insurance and insurance is 44,129.53,
3 reserve contributions 18,250, total
4 insurance taxes and reserves 62,379.53,
5 loan payback --

6 THE FLOOR: Shirley, on insurance of
7 44 versus the budget of 52, will it go up
8 to 52 or is it just some --

9 MS. ROMANO: We don't know yet.
10 We've been told it's a possibility it will
11 only go up 6 percent.

12 THE FLOOR: What I mean this actual
13 number is for February.

14 MS. ROMANO: That actual number is
15 good. That's good on the insurance side.

16 THE FLOOR: Then on the reserve
17 contributions, are we going to make up the
18 difference to bring it to the budget
19 number?

20 MS. ROMANO: Yes, in March it will
21 bring it up.

22 THE FLOOR: Thank you.

23 MS. MCAFEE: Loan payback, which
24 brings us to --

1 MS. ROMANO: 85,250.

2 MS. MCAFEE: Right. Total loan
3 85,250, total all expenses, 301,334.52,
4 surplus negative, 16,647.62.

5 THE FLOOR: Can you help me out for
6 a second on this loan payback? What am I
7 missing where we're paying principal only
8 but no interest.

9 MS. ROMANO: I'm sorry, BJ, I just
10 didn't break it down.

11 THE FLOOR: Thank you.

12 MS. MCAFEE: We are going back to
13 because we are at the current payback, the
14 current amount of the loan what we're
15 paying, what we can do whether we want the
16 condo fees to remain the same and continue
17 paying the 7,750, whether we want to
18 continue paying that or pay the 5,681 which
19 would, like I said before, it would carry
20 the loan out almost three years at
21 33,388.51 in interest extra. So we need to
22 take a vote on that.

23 THE FLOOR: I have a question.

24 MS. MCAFEE: Unit, what's your unit?

1 THE FLOOR: 121. I think I am
2 confused because this says that the surplus
3 was 16,000. Was that we were over budget?

4 MS. ROMANO: We were over the
5 budget.

6 THE FLOOR: But if you look at these
7 two numbers, there's like a \$9,000
8 difference. Am I reading this wrong?

9 THE FLOOR: So unit 138. This is
10 actually very simple. The actual does not
11 account fees collected for March; hence,
12 you have a condominium fee income which is
13 different from the total, then you add to
14 that condominium delinquency, add to that
15 the fact that the invoices come in after --
16 do we have cash or accrual account?

17 MS. ROMANO: Cash.

18 THE FLOOR: Cash account. So until
19 the invoice actually comes in, it doesn't
20 appear on the books as well, so hence this.

21 THE FLOOR: 143. You having any
22 trouble with the individual coming in and
23 buying a lot of the condo units; is he
24 paying the condo fees?

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MS. ROMANO: I don't know what individual you're referring to.

THE FLOOR: The ones that are renting out. I think his name is Runana (phonetic) from Lawrence. I hear that he purchased something like nine.

MS. ROMANO: Not in your phase.

THE FLOOR: Six to nine units --

MS. ROMANO: Not in your phase, not in phase two.

THE FLOOR: Well, all over maybe.

MS. ROMANO: I wouldn't know the other phases.

THE FLOOR: How many in ours? Because some is in his name, and some is in his wife's name, and some in his brother's name.

MS. ROMANO: It's to my knowledge there are two units in phase two.

MS. MCAFEE: I'm sorry, I need to interrupt you for a minute. Does this have any impact on what we're doing with this vote?

THE FLOOR: I want to know, not the

1 vote but I want to know --

2 MS. MCAFEE: We need to try to stick
3 to this.

4 THE FLOOR: How far in arrears are
5 we in the condo fees within the unit?

6 THE FLOOR: That's the question you
7 want to ask.

8 MS. ROMANO: For which units?

9 THE FLOOR: How many units?

10 MS. ROMANO: I wouldn't know in
11 advance.

12 THE FLOOR: I don't mean in advance.
13 I'm just talking about anybody.

14 THE FLOOR: Unit 138. It was
15 covered at the beginning. The current
16 delinquency is the lowest --

17 MS. ROMANO: Is around \$5,600.

18 THE FLOOR: That's pretty good.
19 Thank you.

20 MS. MCAFEE: So back to do we have
21 comments or questions on this vote?

22 THE FLOOR: Yes. On the ballot
23 sheet we have 125 sitting at Avidia Bank,
24 did the loan require us to collateralize

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it?

MS. ROMANO: Yes. We had to move whatever we could that was not tied up in CD over to Avidia Bank.

THE FLOOR: So the real cost to us is not just 4.5 percent. It's the lost interest income as well.

MS. ROMANO: Every bank that you do any loan with today that's their requirement. When the 300,000 was taken out with Brookline bank, that was their requirement.

THE FLOOR: No, I know that. I am saying I didn't know that at the time we were asked to vote on signing a line of 750. I wasn't aware that we were not having -- I wasn't aware that we were going to have to put in any free cash and let it sit at less than one percent.

MS. ROMANO: I wasn't at the podium at that time, so I cannot tell you what Blare said or didn't say.

THE FLOOR: That's where I'm coming from. So the true cost of making your

1 decision has to also factor in the 125 that
2 is sitting there when the market might give
3 you two percent right now or 2.5, and we
4 are scuffling shy clipping coupon as a
5 business you can't discount -- Arcadiy, let
6 me finish, please -- you can't discount the
7 lost interest income. So that is part of
8 it.

9 Everybody here needs to understand
10 certain things like as opposed to just
11 having a vote go through. And as a
12 businessperson that has knowledge beyond
13 some individuals here, because we all do
14 different things for a living, I only think
15 it's fair that the 128 understand the whole
16 picture and not a piece of it.

17 MS. MCAFEE: So are you going to
18 explain it?

19 THE FLOOR: Unit 138. The
20 .18 percent is actually not that different
21 from what you would get. On 125 at TD
22 Bank, you probably have .3, .4 percent
23 maximum. There are no 2.4 percent savings
24 accounts whatsoever --

1 THE FLOOR: I'm sorry, I can't hear
2 you, Arcadiy.

3 THE FLOOR: There are no 2 percent
4 savings accounts on the market. The money
5 market right now --

6 THE FLOOR: Arcadiy, look at our
7 balance sheet.

8 THE FLOOR: 1.5. You have 30 month
9 CD. That's distinctly different.

10 THE FLOOR: Okay. I am listening to
11 you, but I'm not understanding you. You
12 are talking about savings accounts, and I
13 am talking about investing money in CDs.
14 The two are not the same. If you're
15 telling me now that I look at this that
16 this money market is a savings account at
17 Avidia at .18 of one percent, okay, I
18 understand you now. The market is up
19 there. It's probably going to get higher.
20 So with the true picture for people making
21 a decision here is keeping 125 sitting at
22 Avidia for what is the remaining term,
23 Elaine, right now?

24 MS. ROMANO: Right now? It depends

1 on which way you go. It's 73 months if you
2 go with the 7,750 a month.

3 THE FLOOR: If we keep everything
4 the same and make no changes, when will our
5 loan be done?

6 MS. ROMANO: A little over six
7 years.

8 THE FLOOR: And then if we take a
9 vote to drop the condo fees, when will the
10 loan be done?

11 MS. MCAFEE: Almost nine years.

12 THE FLOOR: Thank you. And the cost
13 of the nine years --

14 MS. MCAFEE: Eight years and seven
15 months.

16 THE FLOOR: And the cost you're
17 saying is 33,000 extra in interest for
18 that.

19 MS. MCAFEE: Correct.

20 THE FLOOR: And the interest is
21 locked and cannot be changed.

22 MS. MCAFEE: 33,388.51.

23 THE FLOOR: In the contract is the
24 interest locked so that no matter what the

1 economy does over the next eight years they
2 are not going --

3 MS. ROMANO: It's locked at 4.5.

4 THE FLOOR: Thank you.

5 THE FLOOR: 103. Just a quick
6 question. I don't want to make a big deal
7 about it. The Avidia Bank reserve they
8 reapply it .18, can that be converted to a
9 CD to get a better interest rate?

10 MS. ROMANO: There is no reason why
11 we can't go to Avidia and ask them to be
12 converted to CD.

13 THE FLOOR: Because then if the
14 money is there and then the CD will get
15 better interest rate I think better than
16 .18 if that can be done.

17 THE FLOOR: Unit 138. One of the
18 concerns would be that if it's locked in
19 the CD --

20 MS. ROMANO: If you have an
21 emergency --

22 THE FLOOR: If you have an
23 emergency, then you'd have to liquidate the
24 CD with penalty.

1 THE FLOOR: You pull out what you
2 need, Arcadiy. You don't have to liquidate
3 it 100 percent.

4 THE FLOOR: Yes, you pull it out.

5 THE FLOOR: You pull out what you
6 need. You get a penalty.

7 THE FLOOR: We have plenty of other
8 money if we an emergency, Arcadiy, isn't
9 that the terminology for reserves, for
10 accessing for reserves? So if we have an
11 emergency, we don't need to hit the Avidia
12 money. We can take it out of reserves
13 where we have about what, 160?

14 THE FLOOR: This is reserves.

15 THE FLOOR: I know. But what I'm
16 saying is we have other reserve money that
17 we would be able to access for an
18 emergency. So you can actually lock up the
19 Avidia money and peg it with something that
20 the Institute for Savings is currently
21 offering, and they're probably currently
22 offering 2 percent, 2.4.5. I haven't
23 spoken to them recently to know. It's
24 probably going up.

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And where we are very concerned here about reducing monthly condo fees, do the math on the 125 plus, do the math on this other piece and the way it works at Institute for Savings or one of these other banks is you don't have to cash out 100 percent and be penalized on 100 percent.

You only get penalized on the piece you need, and most of these banks will work with you at that time of emergency. I know you know that, but I don't know that everybody else knows that, and this is our business for 128 unit owners. Thank you.

MS. MCAFEE: Thank you. Any other questions before we go to a vote or input?

THE FLOOR: Let me ask you one other business question. Let's assume we go forward and we tie ourselves into roughly a nine-year payment scheme, Elaine and Arcadiy, because you have so much more banking knowledge and experience than most of us here, how will it work against us as a business if we have to go out and get another loan for some reason; are we going

1 to be strapped; are we going to be
2 precluded from getting another loan?

3 MS. ROMANO: I would say if you have
4 a current loan on the book, if you're going
5 to go for another one, unless you go back
6 to Avidia and ask to rewrite the current
7 loan that was in place, I don't see them
8 offering another additional loan on top of
9 the one that's already open.

10 THE FLOOR: Because the reason why
11 I'm asking this is, I've spoken with the
12 bankers that do business with condominiums
13 and completely unsolicited was said to me
14 by a banker that approves condo loans that
15 the banker does not promote loans beyond
16 four or five years. We're pushing --

17 MS. ROMANO: That's not true. I
18 disagree with you.

19 THE FLOOR: The banker that I was
20 talking with said that that banker does not
21 promote loans --

22 MS. ROMANO: Maybe that banker,
23 maybe that banker but that bank goes out
24 for longer terms.

1 THE FLOOR: Elaine, you just said
2 that if we needed to get another loan we
3 were locked into this nine-year payback
4 period, we might have difficulty getting
5 one and at that point in time a problem or
6 whatever it is that requires us to get
7 another loan, we would hopefully have
8 someone to the table. Arcadiy went to the
9 table for us with his knowledge and was
10 able to negotiate down the roof loan, which
11 I'm very grateful for doing that.

12 THE FLOOR: No --

13 MS. MCAFEE: All right, wait, stop,
14 stop, stop, stop. Please just stop.

15 THE FLOOR: Unit 138, very quickly.
16 The loan that you get is not a mortgage
17 like on house. It's literally guaranteed
18 by the condo fees. We can get
19 20 million-dollar no problem if you're
20 willing to raise condo fees for \$1,000 or
21 something. It's literally the sky is the
22 limit. The only thing that is concerned
23 you actually have the ability to pay them
24 back.

1 That is why if we, for example,
2 didn't vote on a condominium increase back
3 in the day, there would be no way anybody
4 would give us a loan which was not
5 guaranteed by the money, because the only
6 remedy they essentially have since they
7 cannot foreclose and sell on common areas
8 is to go to the judge and say this location
9 is delinquent, ask a judge to raise condo
10 fees and force all of you to settle the
11 debt.

12 The only question here is our
13 ability to increase our own condo fees to
14 fund other things, maybe shorten the
15 duration of the loan to then have that
16 additional delta or base condo fees with
17 increase to get another loan to fund
18 something else. That is about it. That is
19 that. So the question here is: Do we want
20 to go lower condo fees, spend less more
21 money on principal and not be able to
22 essentially fund additional large expenses
23 for more years?

24 MS. ROMANO: Three more years.

1 THE FLOOR: Without raising the
2 condo fee or payoff the loan faster. And,
3 you know, once that is paid off, either
4 midway ask Avidia to renegotiate, give us
5 another extension on the credit line like
6 \$400,000 to renew. That's something like
7 that if there is a need or just pay it off
8 and get another loan down the road. That's
9 it.

10 THE FLOOR: Or lower the condo fees
11 again at that point.

12 THE FLOOR: Or do that.

13 THE FLOOR: You can always get
14 another loan. I don't --

15 THE FLOOR: No, that's the point.
16 No, you can't.

17 THE FLOOR: Yes, you can.

18 THE FLOOR: The only way you can get
19 another loan --

20 THE FLOOR: When it's paid off, you
21 get another loan. After it's paid off, you
22 get another loan.

23 THE FLOOR: Yes, you can. That you
24 can. But cannot do it if the condo fees

1 are lower, because then you do not have a
2 budget to pay off the loan.

3 THE FLOOR: But then we have to vote
4 to increase the condo fees like we just
5 did.

6 THE FLOOR: We can do it any time.

7 THE FLOOR: Can do it either way.
8 That's why we are here.

9 THE FLOOR: Do we have a proposal or
10 do we have a motion?

11 THE FLOOR: Take a motion to vote on
12 either lowering or keep the condo fees the
13 way they are.

14 THE FLOOR: Is there a second?

15 THE FLOOR: Second.

16 MR. MACMILLAN: You're asking a
17 motion being made on one or the other.

18 THE FLOOR: We just voted to do
19 both.

20 THE FLOOR: I make a motion to lower
21 the condo fees.

22 THE FLOOR: I second it.

23 THE FLOOR: I third it.

24 THE FLOOR: I object.

1 THE FLOOR: I object.

2 THE FLOOR: I object.

3 THE COURT REPORTER: Do you guys
4 want your unit numbers on here when you're
5 doing this?

6 THE FLOOR: Point of order. The
7 motion to lower condo fees has been made
8 and seconded. At this point, we can just
9 vote. And if we don't agree, we can vote
10 it down. Or if we agree, we can vote it
11 up. That's the end of the question so --

12 MS. ROMANO: You need a show of
13 hands as to who agrees to the motion that
14 was made to lower the condo fees. Can we
15 have a show of hands to show who agreed to
16 it?

17 MR. MACMILLAN: Only one per unit.

18 THE FLOOR: One per unit.

19 THE FLOOR: I count eight, nine.

20 THE FLOOR: And 10 because she has
21 Mary's proxy. So we have 10/4.

22 MS. ROMANO: 10 to lower the condo
23 fee.

24 THE FLOOR: Elaine, are any of those

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proxies also proxy period?

THE FLOOR: Yes. There was a proxy vote that was voted for.

THE FLOOR: So there is 11 to vote.

MS. ROMANO: Ten with nine plus the proxy.

THE FLOOR: Point of order. The votes are not equal.

THE FLOOR: You need to take unit numbers.

THE FLOOR: We'll do so if we think it's close.

THE FLOOR: All opposed?

THE FLOOR: All opposed?

MS. ROMANO: 12.

THE FLOOR: I have a proxy, Elaine.

THE FLOOR: 13.

THE FLOOR: 16, and the majority of the board and all the proxies for the board. So it appears that the noes have it at this point.

MS. ROMANO: Correct. So the motion is for to keep the 7,750 a month and pay it off early.

1 THE FLOOR: That's what we have.

2 MR. MACMILLAN: No need to make a
3 motion to that. All you did was vote down
4 the motion to lower it.

5 THE FLOOR: Arcadiy, I think you
6 still should take the unit owners and the
7 percentage.

8 THE FLOOR: Now, hold on. Now,
9 Barbara, you're proposing a recorded vote;
10 is that right?

11 THE FLOOR: Yes. Because I think we
12 need to have it on record by the
13 percentage, like Arcadiy was saying, to
14 verify that it's accurate or it's in
15 accordance to the bylaw or whatever you
16 want to call it.

17 THE FLOOR: So can the four votes
18 come -- the people who voted for the lower
19 condo fees, could they come up to the front
20 so I can record them all?

21 THE FLOOR: The four? There's ten
22 of us.

23 THE FLOOR: The people who voted for
24 in favor of.

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THE FLOOR: In favor.

THE FLOOR: So the number 82.

THE FLOOR: We need a recorded vote.

THE FLOOR: Hold the record, please.

(Off record discussion)

THE FLOOR: Order, please.

THE FLOOR: 5.55 -- there were
.55 percent for and the rest of the quorum
is like 31.5 against.

THE FLOOR: So the noes have it?

MS. ROMANO: The noes have it.

THE FLOOR: Excellent.

THE FLOOR: Peter, thank you for
doing that.

THE FLOOR: The motion --

THE FLOOR: Hold on. Wait, Amy, you
didn't say your vote. It's 7.29 percent.

MS. ROMANO: 7.29.

THE FLOOR: 7.29 percent.

MS. ROMANO: To lower the condo
fees.

THE FLOOR: To lower down against

1 the 31-point. It's 31-point against.

2 MS. ROMANO: 31 percent against,
3 okay.

4 THE FLOOR: The board has proxies,
5 and the majority of the board with the
6 proxies voted against.

7 THE FLOOR: Unit 138. I move to
8 accept the proposed budget that does not
9 include lowering the condo fee, which means
10 I move to accept the proposed budget with
11 7,750 monthly repayment with current condo
12 fees.

13 THE FLOOR: Second?

14 THE FLOOR: We can't have a
15 discussion about the budget, any of the
16 line items in the budget? Give the people
17 an opportunity to ask any questions before
18 that happens. I mean, we --

19 THE FLOOR: Very well, let's do
20 that.

21 MS. MCAFEE: Does anyone have
22 questions on the line items in the budget?

23 THE FLOOR: We're looking through
24 them, thank you.

1 THE FLOOR: Number 120.

2 MS. MCAFEE: Number 120, yes.

3 THE FLOOR: Under deck repair, you
4 have \$5,500 shown. So is that to go
5 towards stuff like we discussed?

6 MS. ROMANO: Yes.

7 MS. MCAFEE: Anyone else?

8 MS. ROMANO: Leslie?

9 THE FLOOR: Elaine, how is Haverhill
10 involved in the sump pumps; do they know
11 all the units that have the sump pumps?

12 MS. ROMANO: No.

13 MS. MCAFEE: It's private.

14 THE FLOOR: Someone told me from the
15 water department -- by the way, I got those
16 notes from our Building F that there might
17 be a late underground concerning there not
18 being able to turn off that gate, the water
19 gate for our particular building.

20 MS. ROMANO: I didn't hear that.

21 THE FLOOR: I found the notes from a
22 few years ago. I'll send them to you.

23 THE FLOOR: Unit 138, point of
24 order. This does not appear to be a

1 question about the budget.

2 MS. MCAFEE: Other questions?

3 THE FLOOR: Is there anything we
4 should know about the budget that's not
5 clear in these numbers?

6 MS. ROMANO: No. The only thing is
7 that the insurance is not out for bid yet.
8 It's not due to the end of June. We have
9 increased it, but it's possible it may only
10 go up \$2,700. It may not hit that 55,146
11 that's there.

12 THE FLOOR: Thank you.

13 MS. MCAFEE: Are we ready?

14 THE FLOOR: Unit 138. I ask
15 unanimous to consent to table discussion on
16 the budget without objection.

17 MR. MACMILLAN: It needs to be
18 seconded.

19 THE FLOOR: I'll second.

20 THE FLOOR: The unanimous consent.

21 MR. MACMILLAN: You're making a
22 motion to suspend the discussion.

23 THE FLOOR: Right.

24 MR. MACMILLAN: If you're making a

1 motion, it needs to be seconded. That
2 needs to be voted on.

3 MS. MCAFEE: All in favor of
4 suspending? The motion means we're
5 suspending the discussion. Sorry, I need
6 sleep. All opposed? Okay, I guess it's
7 unanimous.

8 MS. ROMANO: Thank you.

9 THE FLOOR: Please sit. We have to
10 let the board --

11 MS. MCAFEE: The next agenda item is
12 to elect a board. Are there any unit
13 owners that would like to be on the board?

14 THE FLOOR: I can explain. I have
15 done this for a few years and it's like --
16 if the question is you're really wondering
17 what it's like to run -- what kind of
18 things we have to do and to make a condo
19 work, I really suggest you take the time to
20 serve at least a year to do this. I did
21 this largely as an education project for
22 myself. It's like definitely like made me
23 understand this. It's not something I'm,
24 like, emotionally suited for doing but I do

1 appreciate the experience.

2 And the reason I'm stepping down,
3 it's definitely like I like I can -- it's
4 something that you're serving to do. But I
5 really do suggest if someone wants to
6 really understand why does that happen, why
7 does this not have to happen? You
8 understand what kind of pressures are. You
9 can try to figure out what ways to change
10 it.

11 One of the things we tried to do is
12 try to figure out how to get the decks
13 repaired. It definitely would take a
14 process to do, so you really have the --
15 the way we have to do it we have to like
16 probably work a few months to basically get
17 the idea for all the unit owners to know,
18 hey, this is a problem and then open a
19 meeting for it. And that would require
20 someone who has the talents to galvanize
21 people and understand.

22 That is not really part of my
23 skill-set, but it's something that I do
24 appreciate that there are people who are

1 willing to do this. It's like I have done
2 this for three years. I think I am about
3 at the end of my able to do it, but it's
4 worth doing. I do appreciate that I had
5 the experience. I would really appreciate
6 if someone else takes up the baton, and I
7 do appreciate that Shirley picked up the
8 baton last year, and it's definitely
9 helpful to have people who understand what
10 is needed.

11 THE FLOOR: On Peter's last note,
12 I'll throw out to the group that there is
13 certainly training available from
14 professional organizations from the condo
15 association group that handles New England.
16 So if anybody goes on the board, there is
17 training coming up and I would suggest that
18 we actually pay for it. That takes the
19 burden off Elaine, because the property
20 manager's responsibility is to not train
21 new board members.

22 You can go out of the house to a
23 condo association group that will train you
24 so you can understand what it is you need

1 to know and how to do your role and how to
2 consume PMA's information versus what your
3 fiduciary responsibilities are as a board
4 member, and I would strongly encourage it.

5 THE FLOOR: BJ, you're acting as if
6 we get paid or anything. This is strictly
7 volunteer, and I've done a lot. I've
8 walked around a lot on the property this
9 past year. I have done a lot, and I've
10 helped Donnie a lot with situations with
11 cars not moving, and I have gone out of my
12 way and got nothing but grief for it.

13 THE FLOOR: No, I thank you for
14 that. I don't know where you're coming
15 from. But all I'm saying is there is
16 information available for anybody to any
17 board member.

18 THE FLOOR: You're asking people to
19 step out and go to this class and whatnot.
20 What I'm saying is we're already
21 volunteering enough of our time. I don't
22 have time to go to a class. I have a
23 special-needs child who I have to deal with
24 every day, every night and every weekend.

1 I don't have time to go. You know what,
2 I've done a lot for this Association this
3 past year.

4 THE FLOOR: I'm not saying you
5 haven't. All --

6 MS. MCAFEE: All right, all right,
7 stop, stop, stop.

8 THE FLOOR: There's information --

9 MS. MCAFEE: I don't have a gavel.
10 I don't want to bang on the table. I will
11 say this, this was my first year doing
12 this. I kind of stepped into it last year.
13 I raised my hand and said, what does it
14 mean to be a board member, and here I sit.
15 However, I did learn some things. There is
16 a lot more to learn. A year is probably
17 not a enough time, and it wasn't that bad.
18 The worst part of being a board member is
19 this freaking annual meeting. I need to
20 say that. It has really tested my
21 patience, and I have a lot of patience.

22 THE FLOOR: So you do it once a
23 year, Shirley, is what you're saying.

24 MS. MCAFEE: No, I'm saying what I'm

1 saying. You don't need to speak for me. I
2 do that very well for myself, okay. What
3 I'm saying is if anyone is interested in
4 being a board member, I would say go for
5 it. Just make sure you have a little
6 reserved patience for the annual meeting,
7 and the fact that you all are still sitting
8 here lets me know you're all capable of
9 being board members, because you're still
10 sitting here. So that's what I have to say
11 about running for the board. Mr. Number
12 120, I suggest that you run for the board.

13 THE FLOOR: You know what, let me
14 just say, first of all, I appreciate and
15 thank you guys. I know you all get, for
16 the most part, is grief from everyone.

17 MS. MCAFEE: Not just grief.

18 THE FLOOR: I appreciate and thank
19 you for doing what you do. I know it's all
20 volunteer work. I would love to, but my
21 life right now is just a world-wind. I can
22 barely keep up with what I have going on.
23 So I would be doing a disservice to
24 everyone, and I would end up insane because

1 I just have way too much going on. I
2 appreciate, you know, you saying that. And
3 maybe a year from now if I am still around
4 and my life has settled down, it would be
5 something, I think, I could enjoy if the
6 time were right.

7 MS. MCAFEE: I don't know that enjoy
8 would be the right word.

9 THE FLOOR: I've been involved in
10 the past years ago in stuff like this, and
11 I would enjoy it. I think right now the
12 time is not right. I thank whoever is
13 doing the job. There are probably a lot
14 more qualified people than myself sitting
15 in here.

16 THE FLOOR: It isn't qualifications.
17 It's largely a matter of you're talking
18 about -- you're talking about -- let's see.
19 My day about dealing with it I check my
20 e-mails. I check my e-mail account about
21 once a day. Usually for the most part,
22 there's nothing that happened.
23 Occasionally you get something that comes
24 up might be a problem. Can you approve it?

1 It's not a lot of like serious give or
2 take.

3 We have our management company that
4 deals with all the sort of details on this
5 stuff and about like eight times a year we
6 meet for about an hour, hour and a half to
7 basically go over the business basically.
8 The gentleman in number 120 talked about
9 his -- talked about the front door, and we
10 talk about this and we say, what do we need
11 to do? Okay, we have to approve money.
12 Okay, we will do this in the wintertime.
13 It takes about an hour to an hour and a
14 half. That's what the time commitment is,
15 about an hour and a half plus maybe, maybe
16 like things like every day about five
17 minutes a day to look at the e-mails.

18 THE FLOOR: Unit 138. I'd like to
19 remind everyone that we actually need a
20 minimum of three board members. That's
21 mandatory. I don't know what happens if we
22 don't have it, because the provisions in
23 our bylaws that had a contingency of not
24 being able to elect three board members. I

1 don't know what M.G.L. says about it.

2 THE FLOOR: It goes through the
3 court doesn't it, Doug, if there are no
4 board members?

5 MR. MACMILLAN: That is considered a
6 vacancy, and there is a procedure for
7 vacancies.

8 THE FLOOR: There is a procedure for
9 vacancies, but I think the minimum has to
10 be elected of three, right?

11 THE FLOOR: Per our bylaws?

12 THE FLOOR: Per our bylaws.

13 MR. MACMILLAN: If you don't have a
14 candidate, you have a vacancy because you
15 can't vote a noncandidate. Then there is a
16 vacancy for the remainder of that term
17 until the next annual meeting the remaining
18 board members appoint a third board member.

19 MS. ROMANO: At this point, you
20 would have no board members because none of
21 the board members currently here want to
22 run.

23 MR. MACMILLAN: The current board
24 members serve until their successors are

1 qualified.

2 MS. ROMANO: Even though when their
3 term ends in the one year because there is
4 no replacement you mean?

5 MR. MACMILLAN: No, their term isn't
6 for one year. Their term is until the
7 following annual meeting when their
8 successors are appointed or elected.

9 MS. MCAFEE: If and when.

10 MR. MACMILLAN: It doesn't prevent
11 the board from resigning. But as soon as
12 you have one resignation, you have a
13 vacancy and the remaining board members
14 appoint -- exactly. And then if you have
15 another resignation --

16 MS. ROMANO: Then you have another
17 vacancy.

18 MR. MACMILLAN: So if only two board
19 members are elected tonight, there is a
20 vacancy that can be filled by the remaining
21 board members.

22 THE FLOOR: Thank you.

23 THE FLOOR: I have a question for
24 you, Doug. Would it be a conflict of

1 interest if somebody who is a vender for
2 the property to run for the board who is
3 also a unit owner?

4 MR. MACMILLAN: Well, that vender
5 would not be able to engage in any votes
6 that would affect any interest they have,
7 so that would have to recuse --

8 THE FLOOR: Everything else that
9 they could vote on.

10 MR. MACMILLAN: Yes, if it doesn't
11 affect their issue that they have a
12 pecuniary interest in.

13 THE FLOOR: Unit 138. I'd like to
14 ask the current board, are any of you
15 running?

16 THE FLOOR: Running?

17 THE FLOOR: For the next year.

18 MS. ROMANO: Another term.

19 THE FLOOR: I will.

20 MS. MCAFEE: Yes.

21 THE FLOOR: How many of you?

22 THE FLOOR: On the fence.

23 THE FLOOR: That's the question.

24 THE FLOOR: I would rather not;

1 however, if we need somebody, I will stay
2 on.

3 MS. MCAFEE: Is there anyone that is
4 willing to run as a board member? Who are
5 you?

6 THE FLOOR: What unit?

7 THE FLOOR: 91.

8 THE FLOOR: You have an even number.

9 THE FLOOR: Unit 91.

10 THE FLOOR: We had an even number
11 all last year.

12 THE FLOOR: They all have to have
13 e-mails I understand.

14 MS. ROMANO: You don't have to have
15 e-mails. It just makes it easier in
16 today's world if everybody does. It's not
17 mandatory in any of your documents that
18 anybody has to have an e-mail.

19 THE FLOOR: It's basically a simple
20 way to communicate. The one thing that is
21 nice about e-mail is it's synchronous, so I
22 was able to do so with my leisure. Usually
23 I looked at them 10 or 11:00 at night, but
24 that was me.

1 MS. MCAFEE: I'm sorry, Unit 19,
2 what's your name?

3 THE FLOOR: Laura.

4 THE FLOOR: Can you tell us who
5 takes which slots or how does that work?

6 THE FLOOR: Unit 138. That's the
7 board decides to elect the board, and the
8 board elects the positions among
9 themselves.

10 MS. ROMANO: How many people do we
11 have? Are you going to run?

12 THE FLOOR: I will stay for the
13 moment.

14 MS. ROMANO: So, I guess, there
15 needs to be a motion.

16 MS. MCAFEE: Motion to accept --

17 THE FLOOR: I'm sorry, you're
18 president. You cannot.

19 THE FLOOR: Motion to accept the
20 board elections.

21 THE FLOOR: So we have Unit 57, 58,
22 57, 65 and 91.

23 THE FLOOR: No 57.

24 THE FLOOR: Where do we get 57 from?

1 58, 59, 65, 91 who will serve as board
2 members. That's what the motion is to be
3 accepted. Can I have a second?

4 THE FLOOR: Unit 138, second.

5 THE FLOOR: All in favor, aye?

6
7 (Vote was taken)

8
9 MS. ROMANO: Thank you.

10 THE FLOOR: Opposed? Motion
11 carries.

12 MS. ROMANO: Wonderful.

13 THE FLOOR: Before we end the
14 meeting, I'd like to throw a freebie out to
15 everybody who's in attendance here because
16 I do attend external condo association
17 meetings on a grander scale. And for our
18 condo association, I have available to us
19 six months free of the Condo Meeting
20 magazine. After six months, you'll have to
21 subscribe to it on your own. I've been
22 subscribing to this magazine for several
23 years now.

24 If anybody is interested, I just

1 need to put your name and the mailing
2 address on a piece of paper, and you will
3 be able to obtain the Condo Meeting
4 magazine to understand the bigger picture
5 of condos. There are issues dealt with New
6 Hampshire, Massachusetts, Vermont and
7 Maine. We are in Mass.

8 THE FLOOR: Which we already read.

9 THE FLOOR: BJ, do they mention the
10 housing act in there?

11 THE FLOOR: They deal with all
12 issues that we talked about. This should
13 possibly reduce annual --

14 MS. MCAFEE: They come to me. And
15 if anybody wants to read it, you're
16 welcome. I don't mind letting you borrow
17 mine at all.

18 THE FLOOR: Unit 138. I move to
19 adjourn the meeting.

20 THE FLOOR: Second.

21 THE FLOOR: Second.

22 MS. MCAFEE: Wait, wait.

23 THE FLOOR: I have a list of
24 questions. First of all, parking during a

1 winter storm, I was away and I had an issue
2 and a vehicle of mine was left there, and I
3 was in another country. I tried to figure
4 out if I was going to have someone move the
5 car for me. We didn't know where to put
6 it. If this happens again -- are you the
7 plow guy? Where should my car go if I can
8 have someone move my car to somewhere else
9 in the complex?

10 MS. ROMANO: I think the rules and
11 regulations are in the process of being
12 changed with an area for that. That was
13 discussed at one of the board meetings.

14 THE FLOOR: There is a crack in the
15 foundation in front of my unit and at some
16 point that could present a problem.

17 MS. ROMANO: Where, in the portico?

18 THE FLOOR: Yes.

19 MS. ROMANO: We will take a look at
20 it.

21 THE FLOOR: And, secondly, I know
22 this may sound like nitpicking but the
23 front of my unit, the brick facade, it's
24 all full of cement splattering all over the

1 place. I don't know what the technical
2 name for that is. It looks just awful.
3 The units across the parking lot from me
4 are in beautiful condition. So I feel like
5 if I walked up to my unit and my unit was
6 possibly for sale, it will look like a
7 mess. It does not look well-maintained at
8 all. I feel like it affects the value of
9 my property.

10 MS. ROMANO: I don't think that can
11 come off now. How long has it been there?

12 THE FLOOR: Unit 138. Cement
13 splattering was there during the
14 construction. Now you're asking to fix a
15 cosmetic deficiency for your specific
16 building, which doesn't affect anything
17 except cement. Now, when you bought the
18 building, that was there. It could not not
19 have been there. At this point, you can
20 ask the board to repair it but I don't
21 think it's a repair.

22 THE FLOOR: Paint it.

23 THE FLOOR: Paint the brick in front
24 of the building?

1 THE FLOOR: Yes.

2 THE FLOOR: For his specific unit?

3 THE FLOOR: Believe me, you can
4 paint it. It won't be noticeable.

5 THE FLOOR: This is an individual
6 unit issue. Do you have issues that
7 address entire association as a whole? As
8 an individual unit owner, you can bring
9 your individual gripes to the --

10 THE FLOOR: It's fine. Like I said
11 earlier, I didn't know how to address it.

12 THE FLOOR: No problem. Just write
13 to board or Farrwood Drive or come to
14 Elaine right now or board.

15 MS. MCAFEE: Did you have any other
16 questions?

17 THE FLOOR: No, thank you very much.

18 MS. MCAFEE: Are there any other
19 questions for the board or in this meeting?
20 You can have your other discussions when
21 the meeting is over. You know, as a
22 courtesy to your fellow unit owners, it
23 would be nice. Any other questions? I
24 move that we adjourn this meeting.

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THE FLOOR: I second it.

MS. MCAFEE: All in favor? Aye.

(Vote was taken)

MS. MCAFEE: And all those that
don't want to, you're welcome to stay.

THE FLOOR: You guys need to have a
board meeting right now to elect the
positions.

MS. PIKE: I'm grounds.

MS. MCAFEE: President.

MS. TEDESCO: Bonnie Tedesco, clerk.

MS. MORELLE: Laura Morelle,
treasurer.

(Meeting adjourned at 9:00 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 29th day of
April, 2018.



Kristen M. Edwards