

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held March 9, 2010

Attendees: Board Members: Arcadiy Ivanov , Todd Lariviere and Sean O'Connell
PMA: Elaine Romano

Monthly Meeting called to order at 5:35 PM.

Prior monthly minutes were reviewed and one change required:
original: Auditor has estimated audit will be completed within 90 days
changed to: Auditor has estimated counting from January 2010, the audit will be completed within 90 days.

Financials were reviewed

Financials were reviewed for February 2010 and question raised regarding the water bill and answered. Question raised on cost of 1099 Forms. These are forms to independent contractors.

Current outstanding condominium fees amount to \$28,762.69

Board Members agreed to change late letter format and will now start to sign letters before going out to owners.

Storm door/unit owner:

Question asked as to whether unit #104 had sold the unit, since the storm door had been changed by the owner. PMA will check to see what the closing date of the unit is.

Annual Meeting:

Board reviewed the budget with adjustments and notices will go out to unit owners this week. Board Members requested two budgets be prepared for the owners, one with and without the gas pipe work amount in the budget. Court Reporter will be scheduled for the meeting.

Forensic Audit:

Still ongoing with the CPA, LaPointe. Auditor has estimated counting from January 2010, the audit will be completed within 90 days.

Roofs:

Engineer, Paul Bergman is working with GAF representative on roof/vents and bid process will go out a 2nd time by mid April. Specs were previously sent out to 5 contractor March 2008. Bids are due back the end of April and meetings will take place with Engineer, Board and contractors to choose the contractor for the work.

Mason Items:

Per Engineer report, brick re-pointing is needed at 165/171. In addition, at 171/172 the front stoop needs to be replaced. Capital Reserve Study states cap/re-pointing needed at 49-65 and a new slab is needed at #174. PMA will get bids for these items.

Parking Problems/Stickers:

Unit owner #111 submitted fax concerned about parking problems and trash issue.

Board previously discussed parking stickers in January and believe implementation is required.

PMA to get 'static cling' style stickers (2) for each unit and (2) overnight visitor stickers.

Numbered 'stickers' will not display the unit number, but a 'random' number assigned to each unit and recorded at the management office.

Visitor Parking signs to be installed within the community.

Rte 125 Corner:

A grill and several couches have been left. PMA will contact Weinstein to remove the items and possibly the collection box.

Brookline Loan:

PMA will contact the bank regarding the amount of the loan being insured in 'full' and the options to safeguard the funds.

Action Items to be addressed:

#54-re-grading will be done at the flower bed to lower the grade.

141/142 – birch trees will be trimmed in spring.

Asphalt areas where patched will need lines and numbers re-applied for parking spaces.

Shrubs at End of unit #128 – to be priced out for spring.

Wooden stairs/rails – bids to be obtained for replacement of stairs near the mailboxes.

Cement slabs – bids to be obtained for replacement of slabs at 174.

Ceiling to be repaired in spring: 54, 80, 150 and #67.

Meeting adjourned: 9:00PM

Next meeting will be held by held in April or May, 2010