

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held April 20th, 2010

Attendees: Board Members: Todd Lariviere, Sean O'Connell, Jonathan Campbell and Theresa Poore
PMA: Elaine Romano

Monthly Meeting called to order at 5:35 PM.

Financials were reviewed

Financials were reviewed for March 2010.

Elaine went over the basic format of the financial reports for the new members. How we would receive the financial was discussed, determined that it would be emailed prior to meeting so we could review.

Several questions arised while reviewing:

- a.) On check register under termite. Why do we have several line items, did we not combine the contracts? We did not combine them because we would have lost the history on previous work. As we go further the contracts will start to mesh together.
- b.) Feb Contract with Ferris. Is this for the snow removal? Yes it is.
- c.) March Contract-5,625 is this a down payment? No this is also for snow removal.
- d.) Why are we paying Farrwood Green 1? Street lighting.
- e.) Why are we paying Ferris \$625.00 on page 3? Elaine will put this for next meeting and let us know.
- f.) Did we receive the sign posts that are on this register? Yes they are the no parking and dog sign, they have been put out.
- g.) What is the t.v. disposal fee? Someone left a television out on our property. It was 10 dollars to dispose of it.
- h.) National Grid: is our bill.
- i.) NSF? Insufficient funds of \$25-the unit owner will be billed for this and we will be reimbursed.
- j.) Annual transcript: We should be receiving this soon. It has only been a month since our meeting.
- k.) Plumbing services: We had a downspout that needed to be fixed.
- l.) Question on the \$1122.00 legal services. This is foreclosures. It will be charged back to the unit owner.
- m.) Did we replace the lights? Elaine said it was big problems when they got in to do it. They were corroded and thoughts that they might not be able to be fixed. In the end they were fixed and working again.
- n.) Dry Vac charge? Clean up after two days of storms. They couldn't find where the water is coming from. It was pointed out that the storage unit that abuts 71 gets water so this could be possibly the cause.
Unit 174 water is coming in from under stairs. Cement sealer was used to hopefully fix the problem.
Unit 160 also has water under the stairs.

Current outstanding condominium fees amount to \$20,186.61

Financials good with couple of questions being answered.

Prior Monthlies look good.

Open Issues:

- A.) Gas Pipes:** According to new regulations from the EPA we need to check for lead paint on the gas pipes. If the units were built after 1978 then lead regulations would have been in place. Elaine stated that it states right on the first page of the deed 1973. The man that is doing the gas pipes will be taking lead paint certification. We will test 1 pipe in every building. Look for pipes that will need to be repaired rather than ones that isn't as invasive.
- B.) Mason bids:**
The cost is high and not budgeted in this year. The quotes all came to around 10,000. There are several options that we could take. We could do the back walls over three years as this is the majority of the cost.
The board decided that the work on 171 is the main priority.
The next will be 174.
The board decided to hold off on cosmetic repairs until next year so that we can budget it into our budget.
- C.) Proposal for Shrubs:**
We received the proposal for shrubs to be placed on side of Unit 128. 8 inkberry shrubs and bark mulch will be \$475. Clean up of brush and debris from end of drives will be \$725. The board felt that the clean up was a little steep. Elaine will ask Ferris if they can do it for \$550. We would also like to get prices on boulders as there was question about the lasting of the shrubs. Boulders might be more of a solid solution.
Also, if we can check in the drainage. There was some question about it and how it would affect.
- D.) Forensic Audit:** Nothing new to report on this.
- E.) Parking sticker issue:**
Sean will talk to the police and find out if we do get them would be able to tow immediately. If it doesn't give us anymore options for towing then there isn't a point in spending the money.
- F.) Leaning birch trees:** Nothing new to report.
- G.) Re-grade front of unit #54**
They now want to have it done. Mold issue on 54-it is a health issue and needs to be addressed ASAP. Brief discussion on how long before the roof will get completed and will this have an effect on the inside work. We are still waiting for the three quotes from the homeowner. If they come back high we will send out someone to look at it as well.
- H.) Roof Leaks:**
Unit owners received letter regarding the leaks. Unit 110 & 112 both had significant water had Crack X come out and look at fixing the problem. Crack X sent in a quote for \$695 for each unit.
Unit 160: stated that she just put in a new floor and doesn't want it pulled up to fix the problem. Question about what our liability is on this if owner is saying they don't want us to fix it now. Elaine will check with Dan on this.
Unit 174 is all set. The weep hole was repaired and it has fixed the problem.

Roof: Engineering will set up a meeting for us to meet the contractors by May 10th. As of right now we don't have a final draft of the specs but we should have it soon. As long as the contractors are GAF certified we won't have a problem with them.

Correspondence: One unit owner would like to receive monthly minutes by mail. The board approved this as we currently do it for others.

Late Notices: Sean signed the late notices that go out on back condo fees. There was a question about when they were late as. We are working a month behind. The ones that were signed were the ones that were late from February. There was also a question if we could put how far past due the unit owner is. Because it is a standard form we can't do that.

Todd had a question about the proposal for the stairs. Can we look into having a proposal for a drain to be put in. Currently there is a drain that goes up and around the mail boxes. Todd would like to see if we can't have it further down, where they will be putting up a wall can they add the drain going to the end of the street. This way it won't back up and cause problems. PMA will look into proposal for stairs and drain.

Jonathan asked about the mammoth potholes in the street. Sean stated that he would call the owners of the street. Asphalt plants just opened up so they should be coming up within the next couple of weeks. But he will confirm with an email to them.

Fines: There were a couple of fines that came up since the last meeting. The unit numbers and list of fines was brought to the attention of the board. All were on board of issuing the fines as presented.

Meeting Adjourned at 7:20. Next meeting will be on May 18th at 5:30.