

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held May 6, 2008

Attendees: Board Members: Arcadiy Ivanov, Todd Lariviere

PMA: Jim Toscano, Elaine Romano

Absent: Board Member: Sean O'Connell

Guest: Dave Ferris, Landscaper

Meeting called to order at 5:10pm.

Board members met with the new landscaper to discuss the property and some of their concerns.

Dave Ferris mentioned a sweeper will be on the property on May 8th. PMA had already sent out notices regarding this work.

Financials were reviewed

Question on cash disbursements and hold back amount of \$1500.00 with snow contractor.

Riverbank CD is now a monthly CD.

PMA has turned to 8 accounts over to the attorney for outstanding condominium fees. By-laws state there is an 18% late fee that can be charged to unit owners and will be applied from Oct. 1, 2007 to present.

Financials were accepted.

Question on paperwork and how new owners are supplied Master Deed/By-law information. These would be supplied by the attorney at closing. PMA issues a welcome packet to all new unit owners.

Board wants to make sure any engineering firm hired by Farrwood Phase II is not currently working with Weinstein, so there will be no conflict of interest.

Board reviewed three proposals on Capital Reserve Study; Noblin Associates, On-Site Insight and RMX Northeast.

After reviewing sample reports, Board accepted Noblin Associations for capital reserve study.

Board reviewed CPA's proposal for audit and wants to 2004 to be included as in the audit. The auditor is to start where deposit slips started.

Board requested PMA to check out who owns the mailboxes (Post Office or Association) for replacement.

Correspondence submitted by unit owners was reviewed:

Unit #111 regarding outstanding issue on front stairs and brick around the entry doors.

PMA will go back to previous proposal supplied by contractor for an updated proposal.

PMA will send letter to unit owner.

Unit #67 – Issue of satellite dishes raised on the roofs

PMA will supply the unit # which has dishes on the roof.

PMA will contact unit owner at #67 regarding the board decision on satellite dishes.

Unit #128 supplied letter regarding the back patio and when work will be performed

PMA will send a letter to owner this will be on hold until the engineers report from the capital reserve study is completed.

Unit #160 had a water heater leak/damage. Hub Int'l notified and adjustor to check out damage.

Meeting adjourned 6:55 PM