

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held June 2, 2008

Attendees: Board Members: Arcadiy Ivanov, Todd Lariviere, Sean O'Connell

PMA: Jim Toscano, Coleen Sharm, Elaine Romano

Meeting called to order at 5:15pm.

Jim T. presented several years (2007, 2006, 2005) reports broken down by unit and their history (condo fee payment, outstanding payments, etc.). The CPA is still working on 2004 audit.

Coleen went over the delinquency report and indicated some unit owners are behind, some have prepaid. Legal warning letters will be going out to unit owners within the next week as a last method for payment before going to the attorney.

Coleen and Jim then left the meeting

Financials were reviewed and accepted by the Trustees.

All cash disbursements (checks written) were ok.

Open Business:

Satellite Dishes:

There are two dishes on Building C and D. Upon review of the FCC guidelines regarding placement of the dishes, they are not allowed attached to the buildings (roof, siding). They can be attached to an individual units' deck railing.

Trustees have requested letters to these unit owners to have dishes removed by August 1st. Also, to find out whether prior authorization may have been given and a letter can be provided (by owner) showing permission of placement. In the event the unit owner needs additional time to remove the dish, they have been requested to provide a letter to the Board and the additional time required.

Any repair would be charged back to the owner, if no prior authorization had been given. If the dishes are not removed by August 1st and no letter supplied by owners, a \$25.00 per day fine will then start to be imposed.

Capital Reserve Study:

Noblin has been given a deposit check and will supply date as to when evaluation of the property will commence.

Laplume:

Hold back amount from snow removal. Trustees feel there are still two areas to be addressed: the parking lot's A/B (curbing gone) and the shrub at the bank behind the mail boxes.

PMA will contact Laplume for a meeting and review.

Stairs at unit 111/112:

Trustees reviewed three proposals for the brick around the door and stairs to be repaired. Trustees selected Santa's Chimney (mason) proposal. Letters will be issued to owners letting them know of contractor and date of work.

Unit #124 – inquired on painting of thresholds:

Until the capital reserve study is completed and review, painting will be on hold.

Letter to be sent to unit owner.

Unit #49: Outstanding issue on painting ceiling.

Now given to another painter to get completed.

Unit #155: Concerned about noise/disruptive behavior.

Unit owner will be contacted and informed to contact police for each incident that occurs.

New Business:

Mailboxes:

Trustees have discussed the replacement of the mailboxes.

Trustees like the current style at Phase I and Arcadiy will look into alternative styles/clusters of mail boxes.

Verify termite coverage:

Trustee requested termite coverage be reviewed with the exterminating service.

Correspondence submitted by unit owners:

Unit #66 issue regarding dryer vent repair and Comcast issue.

Meetings:

Meetings have now been changed from the first Tuesday of each month to the 2nd Tuesday of each month.

Meeting adjourned: 6:45PM