

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held June 9, 2009

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

PMA: Elaine Romano

Monthly Meeting called to order at 5:40 PM.

Prior monthly minutes were reviewed and approved.

Financials were reviewed

Financials were reviewed and approved, with two exceptions
Check # 295 and #300 to be pulled for review at next meeting.

Open Business:

CMU/wall unit #176:

Scott Companies is currently doing the work on the CMU.

Bids for Roof Loan:

PMA will try to secure one more bid for the roof loan with a bank.

Mailboxes:

Elaine and Todd meet with the Mason; Santa's Chimney & Masonry and went over the mailbox/drainage issue to help with the water issue before the new mailboxes are installed.

Building Issues:

Water Shut-off Valves:

The plumber will coordinate with PMA to send out notices for the water-shut off for the replacement of the water valves-will be done in June.

Water Damage:

Unit #141 – Board agreed to replace the carpeting from prior water damage, not replaced at the time damage occurred

Home Depot has a special on installation and Elaine will contact the owner regarding the cost.

Deck Issues:

The board reviewed two proposals for power washing, deck staining and minor deck repairs.
One quote was \$24,000.00, the other was \$28,000.00. PMA will secure one more quote.

Catch basin clean-out:

PMA will have the catch basins cleaned at #112,142,176.

Landscape Issue:

Ferris submitted a list of items and cost associated with them. Board approved several items and requested additional information on several others.

Forensic Audit:

LaPointe in North Andover will contact CPA, John Michaud and then provide a proposal.

PMA will secure two more proposals beside LaPointe and Feeney.

Attorney, Dan Braese is working with the Insurance Company regarding reimbursement for recreation of 2004-2007 books.

New Business:

Board reviewed letter from unit #128 regarding increase in condo fee.

Response letter will be generated to owner.

Board reviewed letter from unit #160 regarding prior trees at her unit.

Board has requested more information, PMA will contact.

Unit #116 called concerned about cement wall at the end of the unit.

Board agreed to have Scotts' Company do the minor repair while onsite.

Meeting adjourned: 6:50 PM

Next meeting will be held on July 14, 2009