

MONTHLY MEETING
Farrwood Green Condominiums, Phase II
Tuesday, June 28, 2011

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

Monthly Meeting called to order at 5:38pm

May Minutes were reviewed.

- Quorum change – Sean's discussion with Dan recommends having a membership meeting rather than mail vote. If so, work hard on getting proxies.
- Unit 91's front door was reviewed. There was some discussion as to whether it was in line with condo requirements, but since it was approved at the time, no further action will be taken.
- Unit 160 & 162 replaced doors without condo association approval. There may be others in building G.

Minutes accepted 3-0

Financial Report

- Financial documents reviewed and accepted 3-0.
- Executive session - Aged accounts receivable. Accepted 3-0.

Open Issues

- Roof Inspection - Pellegrino will come back and repair snow removal damage without cost.
- Unit 97 carpet - Condo association will pay 50% of cost to replace basement carpet up to \$750, vote 3-0.
- Gutter Cleaning – Six bids received, two low bids were “NE Gutter Cleaning” and “New England Gutter Kings”. Additional information requested from each concerning equipment. Pending above, “NE Gutter Cleaning” would be chosen, vote 3-0.

- Catch Basin - Rooterman accepted, 3-0
- Scott Construction - Still waiting on requested information.
- CPA - Extension filed, taxes being done. Waiting for report.
- Hub Insurance issued check for winter damage.
- Master Insurance – selected
- Management contract- tabled
- Vinyl siding – Lambert will supply proposal, still awaiting a quote from Homescapes.

New Issues

- 176 – PMA will check to see if outdoor faucets are common property; will fix if so. Also will check on sprinkler system in that area & refer to landscaper.

Correspondence

- 125 – Issues addressed by PMA.
- 103 – Portico lighting fixed.

Closed Issues – No questions

Additional Issues

- Reviewed 9 parts of additional landscaping proposals to improve property from McCarthy. Approved some and chose to delay others. PMA directed to seek info on any discount if all are done. Also request price to replace Korean dogwood in front of #49.
- 50 & 51- Carpenter bees found in window frames
- 52 – Issue with dog loose, directed to fine.

Adjournment – 7:08pm