

**MONTHLY MEETING**  
**Farrwood Green Condominium, Phase II**  
**Held July 16, 2009**

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

**Monthly Meeting called to order at 5:45 PM.**

Prior monthly minutes were reviewed and approved.

**Financials were reviewed**

Financials were reviewed and approved. Board reviewed the two prior checks discussed at the June meeting (#295/300).

Check # 313 to the CPA to be pulled for review at next meeting.

**Open Business:**

**CMU/wall unit #176:**

Scott Companies has completed the work on the walls; however, Todd and Elaine will schedule a meeting to go over one issue (a flat beam instead of a column).

**Bids for Roof Loan:**

PMA will contact engineer to revise the specs for the rubber roof/flat section and send back out to contractors to be re-bid.

**Mailboxes:**

Mailboxes have been ordered and letters will go out to owners with scheduling dates – once they arrive. Sean believes a small section of curbing needs to be cut away to allow the water to leave the area around the mailboxes down at units 49-80

**Landscape Issue:**

Ferris submit a proposal for the cleanout of both sides of (Farrwood Drive) at corner of Rt. 125. Board approved proposal.

Elaine will contact Phase I to see if they will pay a percentage towards the work \$468.00.

Arcadiy will send Elaine telephone information to contact Merrimack Engineering for permission to clean area.

Ferris re-graded and loamed the area adjacent to #128 – Elaine will have tape/stakes put up.

Letter sent to unit #160 – regarding replacement of two trees on side of unit. Not being planted.

3 Catch basins (units #112,144 and 176) were cleaned out by Rooterman on 7/8. The catch basin line at 112 was blocked and needed to be jetted. Total cost \$1,010.00

**Building Issues:**

**Water Shut-off Valves:**

Plumber completed the change out of the water shut-offs that needed to be changed on June 30, 2009.

**Deck Issues:**

The board approved the third proposal for power washing, deck staining and minor deck repairs.

One quote was \$24,000.00, the other was \$28,000.00.

Third quote obtained from WMO Construction for \$13,248.00. Carpentry work not included in work (billable at \$35.00 per hour) Board to cap minor repairs to no more than \$2,000.00.

Work will be done after Labor Day and notices will be issued to residents.

**Water Main:**

Sean submitted invoice for re-imburement due to settlement from the water main. Board requested Elaine contact Cunsolo to see if he would pay.

**Forensic Audit:**

Waiting on update from Attorney, Dan Braese. Tabled for now.

**New Business:**

**Foundation Leak:**

Unit #59 has two cracks in foundation and is getting water. Board approved Crack-x to do the work.

**Electrical Ground Faults:**

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When changing out the plumbing shut-offs; the electrical ground fault in Building 'D' was too low and had to be moved by the electrician. Plumber also suggested have them all inspected for either replacement or cleanup (due to corrosion). Board approved having Electrician look at the ground faults for elevation.

**Bulkhead clean-out:**

The bulkheads are full of old windows, storm doors, gutters, etc. Board approved the cleanup of these items and a dumpster will be brought onto the property in late September. Elaine will check out a 'canvas cover' so residents can not throw anything into the dumpster.

Cost to clean out bulkheads would cost \$500.00 for the cleanout, \$175.00 for the dumpster (drop off/pickup) and a charge of \$85.00 per ton.

**Trash around the Property:**

Sean mentioned the issue of trash around the property. The landscape contract does not call for trash pickup. PMA will contact Labor Ready for a cost to have someone come weekly or bi-weekly to the property.

**Gas Pipes:**

The issue of the corroded gas pipes (section association is responsible for- going into the unit) was presented by Arcadiy.

Elaine will contact plumber to evaluate section of gas pipe from meter going into each unit – as to whether the pipe has to be replaced or can be painted

Board approved the evaluation work if less than \$400.00; otherwise bids.

Meeting adjourned: 6:50 PM

Next meeting will be held on August 13, 2009