

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held August 13, 2009

Attendees: Board Members: Arcadiy Ivanov, Todd Lariviere

PMA: Elaine Romano

Absent: Sean O'Connell

Monthly Meeting called to order at 6:10 PM.

Prior monthly minutes were reviewed and approved with several spelling changes.

Financials were reviewed

Financials were reviewed and approved. Board reviewed the one prior check #313(was mentioned in prior minutes as #300(incorrect)) asked to be pulled from the following meeting.

Open Business:

PMA to check and make sure PMA is charging interest on any 2007 outstanding unit owner fees.
Scott Companies still to install the flat beam at unit #176.

Landscape Issue:

Sutton Mgt. contacted to inquire as to whether Phase I would pay a portion of the cleanout of the Farrwood Drive/Rte 125 area. Rick Sterns agreed and request a copy of the invoice (\$468.00 cost to Phase I).

Water Damage:

Unit #141 – securing pricing for the replacement of carpet.

Deck Issues:

Notices will go out to owners regarding the power washing of decks. If items not removed for the deck, the deck will be 'skipped' entirely.

Forensic Audit:

PMA to contact attorney (Dan Braese) to push for an answer on Insurance paying portion of financial records reconstruction.

If no answer by 1st week of Sept. from Dan/Insurance Co. the Board has agreed to go with LaPointe for the forensic audit based upon his information supplied.

New Business:

New Electrician:

PMA discussed the issue of a 'new electrician' who may be less money than current electrician.

Corroded gas pipe investigation:

Several plumbers contacted regarding 'estimate' for gas pipe investigation.

Avila – price for a day would be \$760.00 for 128 units.

CBA – price would be \$75.00 hr total (for supplying two men) for a day. He does a lot of work up at Farrwood and is giving us a good price (per him).

Kimball Mechanical – not doing quotes at this time – extremely busy

Apollo Plumbing – no reply

Mark Tanso – Frank's Heating – price would be \$1,200.00

Board agreed to go with CBA to check out the gas pipes with a cap not to exceed 10 hours and as long as appropriate documents is received (cert of insurance, etc.).

Unit #108 has reported water in the unit and the Board has requested Crack-x to evaluate.

Unit #129 has overpaid on condo fees. Board has agreed to apply a 'credit' to account instead of issuing a reimbursement. Coleen to issue the information to the unit owner via her attorney.

Board has requested quotes for another round of asphalt repairs.

Meeting adjourned: 7:25 PM

Next meeting will be held on September 8, 2009