

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held September 15, 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

One check #343/voucher #345 in question and will be pulled for next meeting in October for review. Otherwise, financials approved.

Open Business:

New Mailboxes:

PMA to contact Post Office to determine why the 'key's are being left in the boxes all the time.

New Roofs:

Board reviewed the revised specs and still have questions – which will go back to the Engineer for an update. Issues: turbines/ridge vent, EDPM rubber roof, etc.

Landscape Issue:

Question raised as to whether Ferris was going to mow the lawn at the corner of Rt. 125 in his original bid for the overgrowth area– especially on the right hand side between the street and sidewalk. PMA will pull the proposal and check.

Water Main:

Cunsolo agreed to pay ½ of the invoice received on the sediment issue.

Forensic Audit:

LaPointe will start to work with CPA, Michaud regarding forensic audit. Engagement letter will be sent out by LaPointe for signing by the 29th of Sept.

Bulkhead clean-out:

The bulkheads have all been cleaned. There are two brand new 'bulkheads' which have been put on 'pallets'.

Gas Pipes:

Board reviewed the evaluation supplied by CBA Plumbing. About 73 units appear to need the piping replaced and remaining ones need to be sanded/primed/painted..

Board has asked for a 2nd evaluation/proposal regarding the gas piping. Board approved the evaluation work if less than \$500.00 to see if 2nd plumber agrees and what proposal cost would be for replacement/repairs.

Foundation Leak:

Unit #108 has a foundation crack and board reviewed the proposal. One question is the finished basement issue, which is not included in Crack-x proposal of work. Elaine will get cost for that before going forward.

Unit #59 – Sean mentioned her believes the ground needs to be re-graded in front of this unit due to water problems-could be water coming in over the sill. Elaine will ask Ferris to look at.

New Business:

Asphalt Patching:

One proposal supplied on asphalt patching and two more to be secured.

Gutter cleaning:

Will be done on an as need basis.

New wooden stairs/retaining edge:

Proposals will be secured to replace the wooden stairs and retaining edge up at the 6 mail boxes(Heritage Hill) for Spring.

Meeting adjourned: 6:55 PM

Next meeting will be held on October 10, 2009