

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held November 16, 2009

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

Monthly Meeting called to order at 5:30 PM.

Prior monthly minutes were reviewed and approved.

Financials were reviewed

Financials were approved by Board.

Open Business:

Gas Pipes:

One more evaluation to be done regarding gas pipes. Could replacement wait until spring 2010?

Snow Issues:

Contact Ferris regarding the main street to be cleared before people could park from the lot to the street. Ferris will handle re-grading in front of units 54 and 59 (due to the landscape being right at the sill line of the foundation and water getting in).

Ferris will provide a proposal for the spring to plant shrubs at the side of unit #128. There are vehicles still parking on the grass and tire tracks are noticeable.

Forensic Audit:

Still ongoing with the CPA, LaPointe.

Mailboxes:

In talking with Jackie at the Post Office; the keys are suppose to be removed. Trustee was informed by delivery, the keys always remain. Once again, we will try to get this clarified.

Roof Leak:

Unit #80 – temporarily repaired. Ceiling repair will be done in the spring and unit owner asked to wait till we get through the winter.

Dog Issues-in proper clean-up:

Unit owners must document evidence regarding dog issues and forward in writing for board to review; then fines will be assessed.

New Business:

Send letter out regarding snow mobile to units #128/129 to be removed from the property.

Vehicle not moved in months: Mustang 526DJ4 – tag to put on vehicle.

Action Items to be addressed:

Asphalt areas where patched will need lines and numbers re-applied for parking spaces.

Shrubs at End of unit #128 —to be priced out for spring.

Wooden stairs/rails – bids to be obtained for replacement of stairs near the mailboxes

Cement slabs – bids to be obtained for replacement of slabs at 174

Ceiling to be repaired in spring: 54, 80, 150.

No meeting in December per management contract.

Meeting adjourned: 6:30 PM

Next meeting will be held on January 11th, 2010.