

MONTHLY MEETING
Farrwood Green Condominium, Phase II
Held November 23rd, 2010

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

Monthly Meeting called to order at 5:35 PM.

October Minutes were reviewed.

Conversation:

Mins. Accepted 4-0.

Financials were reviewed

Financials were reviewed for October 2010.

~What happens to voided checks? The voided checks get shredded. The treasurer will now get a copy of them.

~What happened with the insurance claim? It was covered.

~Bergman Roof is done. \$1,235 was the final check.

~We need a quote for more spaces by C-D mailboxes; can we fit 5-8 more spots on Heritage Hill?

Financials approved 4-0

Executive Session: We went into executive session to discuss the aging reports. They are down but heading up again. They were approved by all board members.

Open Issues:

A.) Gas Pipes: All are complete. We are waiting for the inspection by the city. They are getting a 2nd coat of paint. And we had to pull a permit for each one.

Executive Session:

B.) Pro-Care to inspect #67 and #58.

The levels are borderline low.

Number 58:

Can they prove where the water is coming from? At this point if they can't prove where the water is coming from then we aren't responsible for it. The water is in the middle of the floor not near windows, foundation walls, etc. A letter will go out stating that they need to prove where the water is coming from.

Number 67:

They had a ceiling leak prior and nothing was done. We will fix it this time. Hutch will replace the insulin.

C.) Follow up with Merrill Lynch meeting. How do we feel about the investment?

The board pointed that we aren't stuck in the bonds that we can change them if we chose too. The board voted to take the Smith, Barney & Enterprise funds to bonds with Morgan Stanley/Smith Barney.

Open Issues Still to Be Addressed:

- A.) #138 repair work
- B.) #49 Outside: Hope to be started next week.

Closed Issues:

- A.) Planter: Almost finished

Other Issues:

- A.) We will need rebids for management company contracts. We would like a list of what they offer us.
- B.) Landscaping: Specs to review for next meeting.

Meeting Adjourned at 7:00pm.

Next Meeting is January 25th at 5:30pm.