

Northgate Gardens Condominium

TRUSTEE MEETING (OPEN)

Date: **January 23, 2012**
Time: 7:00 PM
Place: Northgate Gardens on-site office

AGENDA

I. CALL TO ORDER – 7:00P

- A. Hearing requests

II. APPROVAL OF PRIOR MEETING MINUTES

- A. December 21, 2011

III. FINANCIAL REPORT

- A. December Financials

IV. MANAGEMENT REPORT/CURRENT BUSINESS

- A. Maintenance charges – year end totals
 - B. Roofs – Brian Mangual is coordinating inspection, final check signed but not issued until we receive warrantee card. Brian expects this to take a few weeks.
 - C. 36-38 Jac Window replacement- COMPLETE 1/6/12
 - D. Electrical inspections- report from PW DiMasi
 - E. Overlook Fence replacement- Overlook will not rip down and replace fence. Offering to remove fence and install bushes, but no new fence.
 - F. Fire door vandalism- screwed windows shut, continued problems reported.
- BRICKHOUSE PROPOSAL.

V. NEW BUSINESS

- A. Security cameras – 2 proposals: Markarian and Surv
- B. Irrigation system- proposals from Silva Plumbing and Homestead Plumbing; Rizzo is an irrigation company that would want to bid on the system installation, not the plumbing aspects of this project
- C. Insurance- Chris will discuss proposal
- D. Pest Control- Page Exterminating contract
- E. Overlook- NEED ROAD USAGE AGREEMENT
- F. Guest parking- letter for review
- G. Water Bill comparison- excel comparison
- H. Cleaners- contract
- I. Signs- parking/ traffic (19-23 Jac)/ handicapped request (55-5 Jac), Peachtree Book

