

Northgate Gardens Condominium

TRUSTEE MEETING (OPEN)

Date: July 26, 2012
Time: 7:00 PM
Place: Northgate Gardens Office

Minutes

Minutes submitted by: Matthew Pitney

Attendance: Chairman: Tony DiMasi, Trustees: Karen Toney, Fred Chamberlain, Michael Kaye, Dan Romard, Matthew Pitney, Property Manager Reed Rappoli
Crowninshield representative Chris McCarthy was absent.

I. CALL TO ORDER – 7:00P

- A. Hearing requests- 25 residents attended the meeting to address multiple issues with the new parking policy. Resident Steven Frank addressed the board to withdraw noise violations that he received. Resident Bill Jarrett addressed the board about the squeaky floor of the unit above. Bill would like to have the floor repaired so the noise stops. The board has taken in all of the concerns and issues and will address them individually.

II. APPROVAL OF PRIOR MEETING MINUTES

- A. June 20, 2012 - Karen made a motion to approve the minutes. Michael seconded and the board approved.

III. FINANCIAL REPORT

- A. June - Dan presented -- Budget is looking better but Dan still wants to focus on cutting back on unnecessary expenses.

IV. MANAGEMENT REPORT/CURRENT BUSINESS

- A. Maintenance charges -- Reed presented
- B. Surveillance cameras- Waiting on walk around to discuss tree removal and for options of the last camera placement. Also the cameras still have an issue capturing license plates at night.
- C. Irrigation system- There is a leak in the irrigation line going up Jacqueline Rd. Reed is going to look into running a new irrigation line instead of having to tear up a section of the parking lot. Also Karen made a motion for Vanaria to install 8 rain sensors to 8 irrigation controllers. Dan seconded and the board approved.
- D. Hill Erosion- The wall was completed and Reed is going to look into plant options to stop the erosion around the wall.
- E. Catch basins- Basins were repaired and cleaned out.
- F. Boilers- Both boilers were completed and the rebates were submitted.

V. NEW BUSINESS

- A. Carpet Cleaning- The 6 big buildings are going to be cleaned and Reed is going to get pricing for individual unit cleanings.

- B. Pool- Reed is going to continue to monitor the water usage.
- C. Insurance – This has been tabled until further notice. Staying with the same insurance.
- D. Tree Removal – Reed, Karen and Fred along with Vanaria are going to provide a list of trees that are a possible risk and should be removed.
- E. Parking – There will be no towing during 8:00am – 4:30pm 7 days a week. 15 new visitor spaces will be added throughout the property.

VI. Executive Session-

- A. Correspondences;

Meeting adjourned at 10:15pm

Next meeting will be held on Monday August 20th at 7:00pm.