

Northgate Gardens Condominium

TRUSTEE MEETING (OPEN)

Date: **June 20, 2012**
Time: 7:00 PM
Place: Northgate Gardens Office

AGENDA

I. CALL TO ORDER – 7:00P

A. Hearing requests- Review email correspondence w/ BOTs, then resident contributions.

II. APPROVAL OF PRIOR MEETING MINUTES

A. May 9, 2012

III. FINANCIAL REPORT

A. May

IV. MANAGEMENT REPORT/CURRENT BUSINESS

- A. Maintenance charges – this month’s activity, spreadsheet for on-call maintenance
- B. Insurance- discussed COPALUM w/ Andrew @ Whittier, GNY committed to accept COPALUM method for 20 years min.
- C. Surveillance cameras- installation of cameras complete, investigating options for fourth camera location w/ Eric. Eric will submit invoice for 75% completion, NG retains 25 % until 4th camera completed. Need to post stickers and notice before we begin recording. Tree Removal proposals to accommodate cameras.
- D. Pool- open. Fiberglass liner not realistic- too large for delivery, additional costs associated, expensive repairs/ decreasing number of contractors to work with fiberglass. Board asked Reed to discuss Overlook’s repairs, who is in discussion with the contractor regarding a plaster product.
- E. Exterminating- 81-85 sentricon installation complete. Monitor activity in building- swarmer found. No current activity in other buildings.
- F. Irrigation system- replacement of faulty meters complete; deduct meter installations at 27-29 Jac, 19-23 Jac, 54-60 Lionel, 44-50 Lionel COMPLETE; Valley Crest scheduled for June 29th. Suggest that we should do 3 more meters this summer, and before the end of the fiscal year, take a look at the savings generated from these meters. Possibly do an additional 6 meters (based conservatively at \$750 per building- water use comparison states savings should be \$950 per building). Next year, we should receive roughly \$11K in savings towards Water and Sewer Expense from the meters installed this year. Will have 4 large buildings left to complete next year. Look to begin expansion of in-ground sprinklers in 2013 or 2014.

V. NEW BUSINESS

A. Hill Erosion- Superior masonry does not want to bid- award contract to Vanaria? Total project costs: Vanaria Wall (8,377.29) + Planting (2,143.75); Superior Masonry concrete pad (\$700) = \$11,221.04.

- B. Boilers- gas use comparison; installation at 54-60 complete, 30-32 scheduled for week of July 9. Gas contract expires 5/31/2013. \$50 per boiler certificate fee, currently waiting for callback from Twinbrook Ins for information. Rebates increased from last year to this year, so we will receive \$3625 per boiler (\$7250 total).
- C. Catch basins- Wayne's Drains proposal. PW Ryan completed rebuild of catchbasins, waiting to patch road.
- D. Carpet Cleaning- Boyle proposal for large buildings as needed
- E. Solar powered light/ Battery powered sump pumps- flag pole, site map areas

VI. Executive Session-

- A. Correspondences; SHUTTLE DISCUSSIONS REVISITED; Summer BBQ date?
Verizon sponsored?
Handicapped parking spaces upper Jac
Third pool ID request.