

Northgate Gardens Condominium

TRUSTEE MEETING (OPEN)

Date: **February 22, 2012**
Time: 7:00 PM
Place: Northgate Gardens on-site office

Minutes

Minutes submitted by: Matthew Pitney

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

I. CALL TO ORDER – 7:00P

- Hearing requests – Patty Keefe disputed an emergency call charge for an issue that she did not originate and she would like to be reimbursed for out of pocket medical costs for an injury sustained by falling on a stair in her building.

II. APPROVAL OF PRIOR MEETING MINUTES

- January 23, 2011 - Karen a motion to approve the minutes. Michael seconded the minutes. Board approved.

III. FINANCIAL REPORT

- January Financials - Dan and Michael presented. Reed is going to respond to a couple of questions about some of the expenses that occurred in January.

IV. MANAGEMENT REPORT/CURRENT BUSINESS

- Maintenance charges – Reed presented and some of the Northgate costs need to be corrected.
- Roofs – Warranty is complete.
- Electrical work – Aluminum wiring work has been completed inside of the units and in common areas as needed.
- Insurance – Board is still waiting other proposals from other insurance providers.

V. NEW BUSINESS

- A. Security cameras – A meeting is going to be setup with Markarian Electric. Michael, Karen, Reed and Chris are planning on attending.
- B. Irrigation system – Hold off until further notice.
- C. Guest parking – Reed is going to work on a new system that does not have blue or red stickers.
- D. Water Bill comparison – Reed presented. Next steps are to fix any broken meters, install a 2nd meter in 27-29 and for money to be budgeted to install a 2nd meter in every building that only has one meter.

VI. Executive Session-

- Correspondences

Meeting adjourned at 10:36pm. Next meeting is the annual meeting with the residents which is scheduled for March 6th.