

# **Northgate Gardens Condominium**

## **TRUSTEE MEETING (OPEN)**

Date: **June 20, 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

#### **I. CALL TO ORDER – 7:00P**

- A. Hearing requests – 12 residents attended the meeting to address multiple issues with the new parking policy. The board has taken in all of the concerns and issues and will address them individually.

#### **II. APPROVAL OF PRIOR MEETING MINUTES**

- A. May 9, 2012 – Karen made a motion to approve the minutes. Dan seconded and the board approved.

#### **III. FINANCIAL REPORT**

- A. May – 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. Insurance – The savings from the electrical rewiring does not outweigh the cost. It would take too long to see the return of the cost savings.
- C. Surveillance cameras – 4 cameras were installed and recording will begin once there are surveillance signs posted. Eric from Markarian is going to suggest which trees need to be trimmed or removed.
- D. Pool – Pool is open and Reed is going to continue to look into long term solutions.
- E. Exterminating – NW Pest treated 81-85 Lionel and installed Sentricon systems. NW Pest inspected every building for termites and found some evidence in 4 buildings. Board wants NW Pest to install Sentricon system at those 4 buildings under the conditions that the association will own the system once installed.
- F. Irrigation system – Silva Plumbing replaced the faulty meters and Michael motioned to have 3 new second meters installed ASAP. Karen seconded and Board approved. Valleycrest is scheduled to conduct their water evaluation at the end of the month.

#### **V. NEW BUSINESS**

- A. Hill Erosion – Karen motioned to have Superior Masonry replace the existing platform at 56-58 Jacqueline Rd and for Vanera Landscaping to install just the retaining

wall not the Maxi Rhododendrons near 56-58 Jacqueline Rd. Tony seconded and the board approved.

- B. Boilers – Tony informed the board that the rebate for the two new boilers has to be registered before the work is completed. Reed is going to contact Metromedia to try to renegotiate the cost per therms contract.
- C. Catch basins – The 4 catch basins have been fixed. Wayne’s Drain is going to flush out the 34 catch basins throughout the complex.
- D. Carpet Cleaning – Boyle Carpet Cleaning is going to clean the big buildings.
- E. Solar powered lights – Reed is going to buy a solar power light for the flag pole.
- F. Summer BBQ – July 21<sup>st</sup> will be the date for a Verizon BBQ with a rain date of July 22<sup>nd</sup> and August 25<sup>th</sup> will be the date for the Crowninshield BBQ with a rain date of August 26<sup>th</sup>. Both BBQ’s will be located at the pool.

## **VI. Executive Session-**

- A. Correspondences

Meeting adjourned at 10:52pm

Next meeting will be held on Thursday July 26<sup>th</sup> at 7:00pm.