

Northgate Gardens Condominium

TRUSTEE MEETING (OPEN)

Date: **November 18, 2013**
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, Matthew Pitney, Kevin Russo & Crowninshield representative Chris McCarthy.

Dan Romard and Property Manager Reed Rappoli were unable to attend the meeting.

I. CALL TO ORDER – 7:00P

A. Hearing Requests- (none requested)

II. APPROVAL OF PRIOR MEETING MINUTES

A. October – Karen made a motion to approve the amended minutes of adding the change of tow companies from Protech to Ramsey Towing. Kevin Seconded and the board approved the amended minutes.

III. FINANCIAL REPORT

A. October - Michael presented and overall everything was good for the month. The budget for 2014 is being prepared.

IV. MANAGEMENT REPORT/CURRENT BUSINESS

- A. Maintenance charges – Board reviewed and everything is fine.
- B. Boiler Replacement- Waiting on second rebate. It should be received by November 23rd.
- C. Tree Removal- Tree removal is scheduled for Dec. 2nd. Signs have been posted throughout the buildings. The board has decided to have Vanaria clean up the pile of wood next to the maintenance shed as well as any other excess tree limbs that are laying around the complex. This should be included in the proposed costs of the tree removal, since we are now having fewer trees removed and the cost was not reduced.
- D. Hill Stabilization- Coweest is going to conduct survey two weeks after all of the leaves haven fallen. Should be within the next couple of weeks.
- E. Roofs- 90-96 Lionel roof is 95% completed, waiting on drain covers. 57-63 Lionel roof has been completed.
- F. Towing – Ramsey Towing Signs should be posted at the entrance of each parking lot. At the present time, there are only a couple of signs for the entire complex.

V. NEW BUSINESS

- A. Snow Removal- Vanaria to going to provide a worker with a plow during snow removal again this year.
- B. Pick-up Truck- The pick up truck needed some repairs. These repairs were performed two weeks ago.

VI. Executive Session-

- A. Correspondences;

Meeting adjourned at 8:43pm

The next meeting has not been scheduled yet.