

Northgate Gardens Condominium

TRUSTEE MEETING (OPEN)

Date: **October 23, 2013**
Time: 7:00 PM
Place: Northgate Gardens Office

Minutes

Minutes submitted by Matthew Pitney

Attendance: Chairman: Tony DiMasi, Trustees: Karen Toney, Michael Kaye, Matthew Pitney, Kevin Russo, Property Manager: Reed Rappoli & Crowninshield representative Chris McCarthy.

Dan Romard and Fred Chamberlain were unable to attend the meeting.

I. CALL TO ORDER – 7:00P

A. Hearing Requests- John Morrison addressed the board asking for reimbursement for costs pertaining to the towing of his car.

II. APPROVAL OF PRIOR MEETING MINUTES

A. September – Michael made a motion to approve the minutes. Karen seconded and the board approved.

III. FINANCIAL REPORT

A. September – 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 – Reed presented – Everything is fine.
- B. Boiler Replacement- One rebate check for \$3,625 was received. The second rebate check has not been received yet. It should be received soon.
- C. Tree Removal- Reed confirmed with Vanaria that the proposal is correct and the tree removal is scheduled for the middle of November.
- D. Irrigation Repair- The work in front of 6D Jacqueline Rd has been completed. The sidewalk is in the process of being completed.
- E. Hill Stabilization- Coweest Engineering is coming out in November to start the study for possible solutions for slope erosion.
- F. Roofs- 57 – 63 Lionel Ave Roof will be replaced in late October/ Early November. 90-96 Lionel Ave will be replaced the week after.

V. NEW BUSINESS

- A. Rear Entrances- SPS Proposal Received. Reed is going to contact other contractors for door replacement pricing, which included all the work (trim, framing, etc).
- B. Foundation Repair- 6-12 Jacqueline Rd foundation wall is bubbling in the storage space hallway. A-1 Foundations are going to perform a test so find out what the problem is.

VI. Executive Session-

- A. Correspondences;

Meeting adjourned at 8:16pm

Next meeting will be held on Monday November 18th at 7:00pm