

Northgate Gardens Condominium

TRUSTEE MEETING (OPEN)

Date: **September 25, 2013**
Time: 7:00 PM
Place: Northgate Gardens Office

Minutes

Minutes submitted by: Matthew Pitney

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

I. CALL TO ORDER – 7:00P

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

II. APPROVAL OF PRIOR MEETING MINUTES

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

III. FINANCIAL REPORT

A. August– Dan presented. Dan expressed that the expenses need to continue to be managed and that overall everything is going well and the reserve is continuing to increase.

IV. MANAGEMENT REPORT/CURRENT BUSINESS

- A. Maintenance charges – Reed presented – Everything is fine.
- B. Boiler Replacement – Both rebate forms have been received by Mass Save and are waiting to be processed.
- C. Tree Removal– Reed is going to confirm with Vanaria that the proposal is accurate with the correct number of tree matching the actual number of marked trees.
- D. Landscaping– Poison Ivy removed behind 27-29 Jacqueline Road.
- E. Irrigation Repair – Karen motioned that Vanaria repairs the sidewalk and stairs for 6 Jacqueline Road. Kevin seconded and the board approved.
- F. Retaining Wall - Coweset Engineering is in the process of investigating possible solutions for slope erosion.

V. NEW BUSINESS

- A. Roofs –SPS is going to replace the roofs on 57-63 Lionel Ave and 90-96 Lionel Ave.
- B. Rear Entrances – Tabled until next month. Waiting for new pricing for all the doors not just one door.
- C. Apparel – Apparel will be ordered for maintenance staff.

VI. Executives Session-

- A. Correspondences;

Meeting adjourned at 9:50pm

Next meeting will be held on Wednesday October 23rd at 7:00pm.