

# **Northgate Gardens Condominium**

## **TRUSTEE MEETING (OPEN)**

Date: **April 17, 2014**  
Time: 7:00 PM  
Place: Northgate Gardens Office

### **Minutes**

Minutes submitted by Matthew Pitney

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

#### **I. CALL TO ORDER – 7:00P**

A. Hearing Requests- Bernadette Bourque addressed the board about a check process issue, landscaping near 12 Jacqueline Rd and gave compliments to maintenance for their snow removal during the winter. Kathleen Sheridan addressed the board asking to change some of the parking on upper Jacqueline Rd by removing cut through lines or moving one or two dumpsters.

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

A. February - Karen made a motion to approve the February meeting minutes. Michael seconded the motion and the board approved.  
B. March (Annual) - Karen made a motion to approve the March Annual meeting minutes. Michael seconded the motion and the board approved.

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

A. March – Dan presented. Gas and Snow Removal are high but that is due to the long cold winter. The reserve is now over \$700,000.

#### **IV. MANAGEMENT REPORT/CURRENT BUSINESS**

A. Maintenance charges – Reed presented. The majority of the no heat service calls are from the old boiler systems. Very few are from the new systems.  
B. Hill Stabilization- Coweest Engineering is waiting for the ground to thaw so they can test the soil.  
C. Deduct meters- Sylva Plumbing is going to complete all of the second deduct meters before the watering season begins.

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

A. Pool- Sweetwater will patch the pool and provide maintenance with a pressure test.  
B. Masonry- Vaneria is going to repair the wall near 12 Jacqueline Rd.  
C. Surveillance Cameras- Tony made a motion to have Markarian upgrade the surveillance system. Kevin seconded and the board approved.

- D. Carpet/ Wallpaper- Reed is going to receive quotes and compare the pricing. Quotes will be presented to the board next month.
- E. NSTAR Electric Audit – NSTAR performed an energy audit and will replace all of the common area lights and light fixtures. These fixtures are more energy efficient. The return on our costs is less than one year. We will have better lighting at lower costs.
- F. Elections – Karen made a motion to elect Dan Romard as the treasurer. Michael seconded and the board approved. Karen made a motion to elect Tony Dimasi as the chairman. Kevin seconded and the board approved. Tony Dimasi made a motion to elect Karen Toney as the co-chairman. Michael seconded and the board approved. Michael made a motion to accept the resignation of Fred Chamberlain as of March. Karen seconded and the board approved. Dan made a motion to elect John Vrahliotis to fill the vacant seat from Fred Chamberlain’s resignation until re-elections in March of 2015. Michael seconded and the board approved.

## **VI. Executive Session –**

Meeting adjourned at 9:45.

Next meeting is scheduled for Thursday May 29<sup>th</sup> at 7:00pm