

Northgate Gardens Condominium

TRUSTEE MEETING (OPEN)

Date: **August 27, 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, John Vrahliotis, Property Manager Reed Rappoli & Crowninshield representative Chris McCarthy.

I. CALL TO ORDER – 7:00P

A. Hearing Requests- Hearings by residents Garciela Hopkins , Kim Bugeya and William Welsh.

II. APPROVAL OF PRIOR MEETING MINUTES

A. July – Michael motioned to approve the June minutes. Karen seconded and the board approved.

III. FINANCIAL REPORT

A. July – John presented. It was a good month and lets continue to monitor everything closely.

IV. MANAGEMENT REPORT/CURRENT BUSINESS

A. Maintenance charges – Reed presented. No problems to discuss.

B. Hill Stabilization- Received bid from Vanaria landscaping to construct the retaining wall for 62-64 Jacqueline Rd and a bid from Coweaset engineering to oversee the construction by Vanaria. Project was approved with the stipulations that Coweaset engineering agree to cap the total cost at \$2000 and that we receive warranty information from Vanaria. If Coweaset engineering does not agree to \$2000 cap, we will proceed without them and just purchase the engineering plans for \$500.

C. Surveillance Cameras- Signs and window stickers still need to be posted throughout the complex stating that “The complex is under video surveillance.”

D. Energy Conservation- NSTAR is finishing up the final energy efficient light installations.

E. Boilers – PR Douglas successfully installed new boilers in building 15/25 and 73/79. Rebates are being applied for and we are more than halfway done with the boiler replacement schedule.

V. NEW BUSINESS

- A. Roofs – Voted on and approved Corolla Roofing’s bid to replace roofs for 44/50 and 47/53 Lionel Ave on Crowninshield’s personal recommendation of the company. Also ask about warranty of roofing membrane.
- B. Drainage/walkway – John M Reddy presented to the board about a complex wide study about the drainage issues that are happening. John is going to provide a preliminary report about the issues and what steps can be taken to resolve them.

VI. Executive Session-

Meeting adjourned at 9:30pm.

Next meeting is scheduled for Tuesday September 16th at 6:00pm