

Northgate Gardens Condominium

TRUSTEE MEETING (OPEN)

Date: **July 16, 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- There were no hearings.

II. APPROVAL OF PRIOR MEETING MINUTES

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

III. FINANCIAL REPORT

A. June – Dan 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-Coweest has completed the test pits. They have contacted Ideal Concrete for pricing and installation costs.
- C. Surveillance Cameras- Signs and window stickers are going to posted throughout the complex stating that “The complex is under video surveillance.”
- D. Energy Conservation- NSTAR is going to install new energy efficient lights in the balconies in the coming weeks. The newsletter will have a section asking residents if there are any common area lights that need to be adjusted.
- E. Boilers – PR Douglas had to delay the installation but is planning on installing a new system in 73-79 Lionel Ave this month. 15-25 Lionel Ave will be installed after.

V. NEW BUSINESS

- A. Roofs – SPS & Corolla provided a quote for the replacement of 47-45 & 44-50 Lionel Ave. Reed is reviewing the proposals to make sure everything is correct and they match.
- B. Drainage/walkway –Waiting on the engineer to provide a solution to the water build up issue in front of the steps at 12 Jacqueline Rd along with water seeping into the hallway between 6 -12 Jacqueline Rd.

- C. Building Drains – Reed is going to look into possible solutions to the laundry room and rear entrance drains of the Lionel Ave buildings. When it rains extremely heavy water seeps up from the drains.
- D. Motorcycles- The motorcycle policy is in effect until December 31st. The board will review the policy after that date. If a motorcycle is going to be registered as a secondary vehicle then the parking sticker is going to be a different color and needs to be parked in the designated motorcycle parking spaces near the tennis courts. Tony made a motion to institute a \$100 fine for any resident that violates the motorcycle policy. Michael seconded and the board approved.

VI. Executive Session-

Meeting adjourned at 9:45pm.

Next meeting is scheduled for Wednesday August 27th at 7:00pm

Summer BBQ at the pool is scheduled for Saturday August 9th at 12:00pm. The rain date will be Sunday August 10th at 12:00pm.