

Northgate Gardens Condominium

TRUSTEE MEETING (OPEN)

Date: **June 10, 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. April – Michael motioned to approve the May minutes. Karen seconded and the board approved.

III. FINANCIAL REPORT

A. April – Dan presented. Dan made a point to address that the gas and snow removal are over budget but that is due to the cold winter and high amount of snow. Everything else looks good but we still need to continue to monitor everything closely.

IV. MANAGEMENT REPORT/CURRENT BUSINESS

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

B. Hill Stabilization- The test pits were performed on 5/29. Early test results show that there was ledge found. Waiting on official results and the initial plans for the wall are being prepared.

C. Deduct meters- All deduct meters have been installed. All but one building still needs the wiring to be finished. Should be finished soon.

D. Energy Conservation- NSTAR is continuing to install new energy efficient lights in the common area. The balconies are going to be installed 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 is planning on installing a new system in 73-79 Lionel Ave this month. 15-25 will be installed after.

V. NEW BUSINESS

A. Roofs – SPS provided a quote for the replacement of 47-45 & 44-50 Lionel Ave. Reed is going to get two more quotes to compare.

B. Drainage/walkway – Vaneria provided a quote to resolve the water build up issue in front of the steps at 12 Jacqueline Rd. Reed is going to talk to Vaneria about trying to resolve

the issue of water seeping into the hallway between 6 -12 Jacqueline Rd. Chris is going to get the opinion from an engineer to provide the best possible solution to this problem. Once a reasonable solution is given the board will discuss and vote.

- C. Parking – Dan made a motion to provide a motorcycle parking policy that will designate parking spaces specifically for motorcycles near the tennis courts. This is on a trial bases and is only from April – November. Michael seconded and the board approved. Dan made a motion to remove the pass-through lines on the upper Jacqueline Rd island in the parking lot in order to add a few additional parking spaces. John seconded and the board approved.
- D. Main Entrance Sign – Reed is going to contact Waltham Overlook about the light maintenance and to try to come up with resolutions for the vandalism of the lights. Reed is going to see if the LED lights that NSTAR is installing throughout the complex can be installed for the main entrance sign.

VI. Executive Session-

Meeting adjourned at 10:30pm.

Next meeting is scheduled for Wednesday July 16th 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.