

# **Northgate Gardens Condominium**

## **TRUSTEE MEETING (OPEN)**

Date: **May 29, 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- Nelida Millarengo addressed the board about her concern for the use of mulch throughout the complex. Eddie Mukwaya addressed the board about reimbursement of the towing cost of his car. Camille Ion addressed the board asking for a third resident pool pass for her daughter who is no longer considered a child. Kathleen Sheridan addressed the board asking for a temporary parking pass for a family member. Nicholas Flanagan addressed the board asking for permission to park his motorcycle on the property for the summer months.

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

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

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

A. April – Dan and Michael stated that there are a few discrepancies with the April financial reporting. Dan and Chris McCarthy are going to clear up the issues and report them during the June meeting.

#### **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.
- C. Deduct meters- All but 2 deduct meters have been installed. The wiring for all of the meters needs to be performed.
- D. Pool- The pool was patched, painted and opened on Memorial Day weekend. Tests showed that there is a small leak in the drainage pipe.
- E. Masonry- Vanaria repaired the wall outside of 12 Jacqueline Rd.
- F. Surveillance cameras- No update at this time. Reed will provide an update during the June meeting.
- G. Energy conservation- NSTAR started installation of energy efficient lights in the common areas.

**V. NEW BUSINESS**

- A. Parking – The board is still in discussions to resolve the parking issues on Jacqueline Rd. The board has taken into account suggestions from the residents and will continue to resolve this issue. Reed is going to look into possible areas in the complex where motorcycles can be parked.
- B. 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.
- C. Boilers – PR Douglas provided quotes to replace 15-25 & 73-79 Lionel Ave boilers. Tony made a motion to approve PR Douglas to perform the work. Michael seconded and the board approved. Karen made a motion to have PR Douglas clean the new energy efficient boilers. Michael seconded and the board approved.
- D. 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.
- E. Motion Sensors – The board agreed that motion sensors in common areas are not feasible due to cost and safety concerns at this time.

**VI. Executive Session-**

Meeting adjourned at 10:28.

Next meeting is scheduled for Tuesday June 10<sup>th</sup> at 7:00pm