

# **Northgate Gardens Condominium**

## **TRUSTEE MEETING (OPEN)**

Date: **November 19, 2014**  
Time: 6:30 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, & Crowninshield representative Chris McCarthy.

#### **I. CALL TO ORDER – 6:30P**

A. Hearing Requests- Hearings by residents Daniel Murphy and Yong Han Sohn.

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

- A. August – Michael made a motion to approve the August meeting minutes. Karen seconded and the board approved.
- B. October – Michael made a motion to approve the October meeting minutes. Karen seconded and the board approved.

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

A. October– Dan presented. It was a good month and lets continue to monitor everything closely. Year to Date is still over but that is due to gas and snow from the winter.

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

- A. Maintenance charges – Chris presented. No problems to discuss.
- B. Hill Stabilization- Project delayed due to permits. The permits were received by Vaneria and will start this week.
- C. Roofs –47/53 Lionel has been completed and 44/50 Lionel is in the process of being replaced.
- D. Boilers – Mass Save has received the rebates.

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

- A. Drainage/walkway –John M Reddy provided a report from another property. Chris is going to contact John’s references.
- B. Pickup Truck –Chris is going to look into getting the truck repaired or replaced.

#### **VI. Executive Session-**

Meeting adjourned at 9:40pm.

Next meeting has been scheduled for Tuesday January 20<sup>th</sup> at 6:30pm