

Northgate Gardens Condominium

TRUSTEE MEETING (OPEN)

Date: **October 15, 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, Property Manager Reed Rappoli & Crowninshield representative Chris McCarthy.

I. CALL TO ORDER – 6:30P

A. Hearing Requests- No hearings

II. APPROVAL OF PRIOR MEETING MINUTES

A. August – Modifications are needed. Revised minutes will be submitted at the November meeting.

B. September – Karen made a motion to approve the September meeting minutes. Michael seconded and the board approved.

III. FINANCIAL REPORT

A. September – 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 – Reed presented. No problems to discuss.

B. Hill Stabilization- October 20th is the start date for the hill stabilization project to be started. It should be completed in 2 weeks.

C. Roofs – Roof material for 47/53 Lionel as been delivered and work will start within the week once the weather cooperates. 44/50 Lionel will be replaced after.

D. Boilers – Mass Save has received the rebates.

E. Pool – The pool is closed for the season and has been winterized.

V. NEW BUSINESS

A. Drainage/walkway –John M Reddy addressed the board with a proposal about the report about the issues and what steps can be taken to resolve them. The board is going to review the proposal and decide on it at the November meeting. Reed and Chris are going to contact John's references.

B. Concrete Inspections – Reed inspected every patio and balcony and provided a status report for each one. The report ranked each patio and balcony from 0-4 with 4 being the

worst. Reed is going to get someone to provide an expert opinion about the status of these patios and balconies.

- C. Comcast Agreement – Reed provided a new contract from Comcast. The board had a few questions about the contract so Reed is going to get those answers and let the board know through email.
- D. Snow Removal – Reed provided a snow removal proposal from Vaneria Landscaping for the upcoming winter. The board has a few questions so Reed is going to get answers for those questions and let the board know.
- E. Pickup Truck – Reed let the board know that the truck needs replacement. Reed and Chris are going to look into a replacement.
- F. Newsletter – A section in the newsletter is going to be added reminding residents that the maintenance crew can perform work in the units.
- G. Landscaping – Reed provided a new landscaping contract for 3 years from Vaneria Landscaping. Tony made a motion to accept the new 3-year contract. Michael seconded and the board approved.

VI. Executive Session-

Meeting adjourned at 10:30pm.

Next meeting is scheduled for Wednesday November 19th at 6:30pm