

# **Northgate Gardens Condominium**

## **TRUSTEE MEETING (OPEN)**

Date: **August 10, 2015**  
Time: 6:30 PM  
Place: Northgate Gardens Office

### **Minutes**

Minutes submitted by Matthew Pitney

Attendance: Chairman: Tony DiMasi, Trustees: Karen Toney, Michael Kaye, Matthew Pitney, Kevin Russo, John Vrahliotis, Dan Romard, Property Manager Jacki Bass & Crowninshield representative Chris McCarthy.

#### **I. CALL TO ORDER – 6:30P**

A. Hearing Requests- Hearing by residents Eli Koata & Blaise Bilodeau.

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

A. July – Karen made a motion to approve the June meeting minutes. Michael seconded and the board approved.

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

A. July– Dan presented. The July financials look good. The Reserve is in good shape but the finances need to continuously be monitored because of the snow removal overage.

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

A. Maintenance Charges – Jacki presented. No problems to discuss.

B. Back doors to be replaced – Board revised July’s approval of using NH Exteriors to replace the doors. Jacki is going to gather new quotes for 12 doors and compare the warranties.

C. Stair/Walkway Replacement – The work has been completed at 56 Jacqueline.

D. Wall Repairs – Work completed at 27 Lionel and 29 Jacqueline.

E. Roofs – Jacki is going to get quotes for the replacement of the pitched roof on Jacqueline Rd.

F. Drains/Sewage – Jacki is scheduling to get the drains and sewage pipes to be inspected by Eastern Pipe Service.

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

A. Tree Trimming – Tony made a motion to have Marquis Tree Services trim and removal a few trees that need to be removed for safety reasons. Karen seconded and the board approved.

B. Pool – Jacki and the board are continuing to look into pool repairs and replacement options.

**VI. Executive Session-**

Meeting adjourned at 9:43pm.

Next meeting has been scheduled for Thursday September 10th at 6:30pm