

Northgate Gardens Condominium

TRUSTEE MEETING (OPEN)

Date: **January 20, 2014**
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, Property Manager Jacki Bass & Crowninshield representative Chris McCarthy. Dan Romard was absent.

I. CALL TO ORDER – 6:30P

A. Hearing Requests- Hearings by residents Nelly Millar and Camille Ion.

II. APPROVAL OF PRIOR MEETING MINUTES

A. November – Michael made a motion to approve the October meeting minutes. John seconded and the board approved.

III. FINANCIAL REPORT

A. December– December financials were reviewed.

IV. MANAGEMENT REPORT/CURRENT BUSINESS

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

B. Hill Stabilization- The wall was completed along with the fence on top of the hill. Landscaping is planned for the spring.

C. Roofs –47/53 & 44/50 Lionel has been completed. Warrantee paperwork has been completed. Jacki and Chris are going to get a 3rd party inspection of the roofs to verify that the work has been completed correctly.

D. Boilers – The Mass Save rebates should be received soon.

E. Pickup Truck – A new Ford F350 was purchased to replace the old truck. Tony made a motion to give the old truck to Vaneria in exchange for a credit of 2 sand/salt treatments, which is roughly worth \$2,000. Karen seconded and the board approved.

V. NEW BUSINESS

A. 90/96 Roof - 90/96 Lionel Ave roof, which was completed last year, is leaking. Jacki and Chris are going to contact SPS in order to get the roof leak repaired.

B. Sanders – The sanders for the Kubota and the pick up truck are in need of replacement. Jacki is compiling information for replacements.

C. Gas Contract – The gas contract renewal is on hold until further information from the gas company is received.

VI. Executive Session-

Meeting adjourned at 9:30pm.

Next meeting has been scheduled for Wednesday February 18th at 6:30pm