

Northgate Gardens Condominium

TRUSTEE MEETING (OPEN)

Date: **July 21, 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 Kathleen Sheridan.

II. APPROVAL OF PRIOR MEETING MINUTES

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

III. FINANCIAL REPORT

A. June– Dan presented. The June 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. Jacki is going to add a permanent section in the newsletter stating that there are maintenance services available. There will also be a posting listed in each laundry room as well.

B. Landscaping Committee – The residents that make up the committee presented a detailed report to the board with issues that they noticed throughout the complex. The board and the committee are going to work together to address these issues.

C. Back doors to be replaced – Jacki is going to get answers to the most recent proposals received. Tony motioned to move forward with NH Exteriors for the door replacements. Michael seconded and the board approved.

D. Property repairs – Maintenance has been working on the stairwell ceilings that had damage from the winter in the 6 large buildings on Jacqueline Rd.

E. Pool Repairs – Jacki and the board are going to continue to look for solutions for the pool repairs / replacement.

F. Drainage – Michael made a motion to have Eastern Pipe Service evaluate the sewer and drainage piping throughout the complex. Karen seconded and the board approved.

G. Circuit Breakers – Michael made a motion to have P.W. DiMasi Electric inspect each electrical panel throughout the complex. Karen seconded and the board approved. Tony did not vote.

V. NEW BUSINESS

- A. Tree Trimming – Tony made a motion to have Vaneria treat and remove poison ivy that is behind 30-32 Jacqueline Rd.

VI. Executive Session-

Meeting adjourned at 9:30pm.

Next meeting has been scheduled for Monday August 10th at 6:30pm