

Northgate Gardens Condominium

TRUSTEE MEETING (OPEN)

Date: **January 13, 2016**
Time: 7:00 PM
Place: Northgate Gardens Office

AGENDA

6:00-6:45 – CLOSED MEETING

I. CALL TO ORDER REGULAR SESSION – 7:00PM

II. HEARINGS - NONE

III. APPROVAL OF PRIOR MEETING MINUTES

A. November–Prior Meeting Minutes

IV. FINANCIAL REPORT

- A. December 2015– Status report
- B. Reserve budget

V. MANAGEMENT REPORT/CURRENT BUSINESS

- A. Maintenance charges – spreadsheets
- B. Roofs – Corolla Roofing to begin replacement of roof 49-51 Jacqueline Road January 13th-14th. (weather pending).
- C. Insulation - Rise Engineering to begin air sealing insulation for pitched roof buildings first week of February.
- D. Back Doors - Back door replacement to begin January 19th.
- E. Fire Alarm Testing Results.
- F. Replacement of surveillance camera.

VI. NEW BUSINESS

- A. Electrical Breakers – Install new breakers in buildings where needed.

VII. EXECUTIVE SESSION