

Northgate Gardens Condominium

TRUSTEE MEETING (OPEN)

Date: **February 18, 2016**
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, John Vrahliotis, Dan Romard, Property Manager Jacki Bass & Crowninshield representative Chris McCarthy. Kevin Russo was absent.

I. CALL TO ORDER – 6:30P

A. Hearing Requests- No hearings.

II. APPROVAL OF PRIOR MEETING MINUTES

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

III. FINANCIAL REPORT

A. January 2016– Dan presented. The December/ Year End financials look good with a surplus even with the snow removal overage. The first month of the year looks good due to the low amount of snow. The year is starting off in a good financial position. The Reserve is in good shape but the finances need to continuously be monitored because of the snow removal and other rising costs.

B. 2016 Budget – Karen made a motion to approve the 2016 operating budget. John seconded and the board approved.

IV. MANAGEMENT REPORT/CURRENT BUSINESS

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

B. Roofs – Corolla Roofing finished the roof replacements of 43-45 & 49-51 Jacqueline

C. Insulation – Insulation for all pitched roof buildings on Upper Jacqueline are complete.

D. Electrical Breaker Replacements – Peter DiMasi has ordered the replacement breakers. The work should be starting soon once the equipment is received.

E. Back Doors – Back door replacements are still delayed due to the fact that the owner of the company is on medical leave. Dan is going to contact the owner and get more information.

F. Solar Initiative – The contracts with Next Step Living and NRG have been terminated. Jacki and the Board are looking into new possibilities for solar energy.

V. NEW BUSINESS

A. Trees – There are a few trees on the city property that need to be either trimmed or removed because they are interfering with electrical lines on the property on Upper Lionel Ave. Jacki is going to contact the city and Eversource.

Meeting adjourned at 9:40pm.