

Approved
Not Approved

PROPERTY NAME: Brookline Garden Condominium

TYPE OF MEETING: Board of Trustees Meeting

DATE OF MEETING: August 8, 2002

MINUTES

TRUSTEES ATTENDING FOR THE BROOKLINE GARDEN: Roger Meyers, Jeff Paige, Ramin Ghafari and Mitch Drucker.

TRUSTEES ABSENT: Jim LaBrie (resigned)

A QUORUM WAS PRESENT.

ATTENDING FOR THE DARTMOUTH GROUP: Jack Grace and Joe DaSilva

HOMEOWNER'S ATTENDING: None

The meeting was called to order at 8:00 PM

Noise issue at Building 29: Spoke with neighbor.

1: Resident will consult her attorney to see what rights she has.

2: Neighbor will keep log of student traffic and noise level.

Letter will be sent regarding noise. Roger will draft letter.

Jim is leaving the Board.

SECRETARY'S REPORT:

The minutes of the June 13, 2002 Meeting were approved as written.

TREASURER'S REPORT:

The July Report was presented by Roger Meyers. Major variances were identified and discussed in the following categories:

Questions were raised regarding the following pages in the Meeting Package:

Page 10: Gas Invoice – why so high? A: Late invoice from April and May.

Page 11: Everything is under budget, except for the gas invoices.

Surplus for year end should be around \$7,200.00

Page 17: Unit **** has late fee outstanding.

Page 31: Joe to price trash bags from Home Depot. Current prices seem high.

150 parking – Jack will see if renter is still paying.

A discussion ensued regarding tandem parking in spaces. Joe to paint cross hatched or numbers at edge of spaces.

No delinquencies.

MANAGER'S REPORT:

Jack Grace presented the Manager's Report. The following items were discussed:

1. Irrigation System – 2 quotes received: \$8,600 vs. \$9,000. Will save 60% of water bill if sewage cost is eliminated. (sewage cost of \$2,500 per year) Will need 3 separate meters. Ramin will get more info.

2. Sewer Update: Brookline is waiting for update from engineering firm. Discussed selling Unit #19-7 if sewage issue is resolved. Jack suggested it should be gutted ASAP. He will provide quotes to the Board. Discussion ensued regarding rehabbing the Unit and selling ourselves or selling as is.
3. 3 drains on the property need to be cleaned out. Jack will look into.
4. Recycling: BFI lowered price to \$415.00 per month, we will keep as contractor.
5. Specs on snow removal have been sent out. 1 returned to date out of 5. Company has to come back to clear parking lot out as part of contract.
6. Heating system: Conversion from gas boiler \$5,000 credit and \$7,000 from Keyspan. **Voted to do conversion.**
7. Storage rental: no calls yet.
8. Laundermac: all info in package.
9. A discussion ensued regarding By – Law revisions.
10. A discussion ensued regarding replacing Jim Labrie. Roger would like to send out a letter with 2 new names and Pinsky's (only Owner's who received 20% of the vote last year). **Voted to send letter.** Roger is the acting President and will remain Treasurer.
11. A discussion ensued regarding charging a moving fee to offset costs of damages during a move. **Voted to charge \$35 per move in/out.** Roger will draft letter.
12. A discussion ensued regarding the Reserve Study. Figures in Reserve will be changed to show current amount of \$100,000.

SUPERINTENDENT REPORT:

1. Joe has inventoried tools and supplies owned by the property.
2. All basements except 2 are cleaned out.
3. Joe requested to purchase a larger salt spreader for \$35. **Board okayed.**

NEW BUSINESS:

1. A discussion ensued regarding Roger proposing a 7% fee increase and no special assessments. Ramin and Jeff would prefer a smaller increase with special assessments. **Tabled discussion until next meeting.**

CORRESPONDENCE:

Jack presented all correspondence.

NEXT MEETING: September 11, 2002

TIME: 8:00 PM

LOCATION: Meeting room #21

VOTE TO ADJOURN: The meeting adjourned at 10:00 PM.

Respectfully submitted by: Mitch Drucker

Attested by: _____