

BROOKSTONE CONDOMINIUM ASSOCIATION
OPEN BOARD MEETING
JUNE 28, 2007

MINUTES

MEMBERS PRESENT:

Joseph Staffieri, President
Barbara Kennedy, Secretary
Chris Senopoulos, Treasurer
Marie Banford, Member at Large
Rusty Olimpo, Member at Large

Galman Representative:

Barbara Saxton, Regional Condominium Manager

Residents Present: Sixteen (16)

MEETING CALLED TO ORDER:

Meeting called to order at 6:00 p.m. by Joseph Staffieri, President.

SECRETARY REPORT:

Marie Banford, Member at Large, motioned to accept the minutes as read, and Joseph Staffieri, President, seconded the motion. Motion carried unanimously.

TREASURER REPORT:

Chris Senopolus, Treasurer, reported Brookstone is fiscally sound with an estimated balance of \$1,400.00.

INFORMATION ITEM:

#1 – EXTERIOR LIGHTS:

The exterior fixtures include garage lights, front porch lights, and back porch lights. The price quoted by I/O Solutions: large light fixture - \$23.53 each - medium light fixture - \$22.35 each – ceiling mount light fixture - \$10.71 each. The light bulbs are Westinghouse Long-Life Energy Efficient. The cost for the bulb is \$5.00 each. Maurice Potvin will install the fixtures. The cost for installing each light fixture is \$15.00. The homeowner will be charged for the fixtures, light bulbs, and installation.

#2 – VERIZON:

Legal counsel has sent a demand letter to Verizon for reimbursement of expenses associated with the repairs to the Belgian block curbing. Damage occurred during the fiber optic installation.

#3 – PAVING & SEAL COATING:

Management has notified the homeowners by letter regarding the parking of their vehicles during the time of seal coating and the date the seal coating is scheduled to begin, weather permitting.

#4 - POOL:

Poolman has informed management that the Department of Health is requiring all pools be registered for an \$85.00 fee. Applications are being forwarded directly from the Department of Health.

The Electrical Certificate of Inspection for the pool is current.

#5 – PAINTING:

The painting and power washing of the decks for buildings 1100 through 1800 Waterford Road has been completed.

#6 – TRASH CONTRACT RENEWAL:

The trash contract with George Leck and Son expires July 31, 2007. Management has asked Mr. Leck for a proposal to renew their contract. J.P Mascaro & Sons are unable to bid the job. Mr. Leck informed Management of a new recycling program that gives homeowners credit for the amount they recycle. These credits can be used at many local retailers. Mr. Leck would like an opportunity to present the program to the Brookstone community. The tote for recycling is the same size as the existing tote used presently in Brookstone.

#7 – ROOF REPLACEMENT:

Blaine Chipola, Professional Roof Services Consultants has been asked by Management for a consulting proposal. The proposal is for Mr. Chipola's invaluable expertise in developing specifications and overseeing the roof replacement project.

#8 – TENNIS COURT DRAINAGE:

Bryan Servis has completed the installation of a drainage system at the tennis court. This drainage system is designed to alleviate a chronic water problem that has caused the arborvitae to uproot.

CONFIRMATION OF NEXT METING:

The next Brookstone Condominium meeting will be held on July 26, 2007. The meeting will be held at 6:00 p.m. at the Club House.

ADJOURNMENT:

The Open Board meeting adjourned at 7:00 p.m.