

BROOKSTONE CONDOMINIUM ASSOCIATION  
OPEN BOARD MEETING  
MAY 24, 2007

MINUTES

MEMBERS PRESENT:

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

Galman Representative:

Barbara Saxton, Regional Condominium Manager

Member Absent:

Chris Senopoulos, Treasurer

Residents Present: Twelve (12)

MEETING CALLED TO ORDER:

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

SECRETARY REPORT:

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

TREASURER REPORT:

Barbara Saxton reported for Chris Senopoulos, Treasurer, that the Brookstone Association is fiscally sound with an estimated balance of \$1,414,000.00.

ACTION ITEMS:

#1 – POWER WASHING:

The Board has expressed interest in power washing all the buildings in 2007. The Management has obtained three (3) proposals from three (3) contractors. There are thirty-four (34) 8 unit buildings and eighteen (18) 6 unit buildings in the Community.

#2 – PAINTING:

R & Z Painting was awarded the bid to paint the trim, the doors, the wood garage doors, and also power wash and seal the lower decks and upper decks. Included in this work is the 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800 buildings on Waterford Road.

INFORMATION ITEMS:

#1 – VERIZON

Bryan Servis is completing the curb repairs. Reimbursement will be sought from Verizon.

#2 - TAX RETURN:

The Association's tax return was prepared by James McFadden, CPA and forwarded to Chris Senopoulos, Treasurer, for signing.

#3 – GARAGE CONVERSIONS:

Legal Counsel was asked as to whether the conversion of a garage into a room is a violation of Brookstone Association's governing documents, and also of a municipal ordinance or zoning regulation. Counsel stated that the conversion could be done provided it did not alter the exterior of the building.

#4 – PAVING & SEAL COATING:

Paving and seal coating will begin in July 2007. Homeowners will be notified by letter regarding the parking of their vehicles during this time. Lynbrooke Drive and part of Sterling Road are scheduled in July for paving and seal coating.

#5 – POOL:

Poolman has provided a needs list in preparation of the Memorial Day weekend opening of the pool. Barbara Saxton has forwarded the list to Rusty Olimpo.

EXTERIOR LIGHT FIXTURES –

The Board voted unanimously to upgrade the exterior lighting fixture in the community. The residents will be charged a minimal fee for each fixture.

CONFIRMATION OF NEXT MEETING:

The next Brookstone Condominium meeting will be held on June 28, 2007. The meeting is scheduled to begin at 6:00 p.m. at the Club House.

ADJOURNMENT:

The open Board Meeting adjourned at 6:55 p.m.

