

BROOKSTONE CONDOMINIUM ASSOCIATION
BOARD MEETING
DECEMBER 27, 2007

MINUTES

BOARD MEMBERS PRESENT

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

BOARD MEMBER ABSENT

Marie Banford, Member at Large

GALMAN REPRESENTATIVE

Barbara Saxton, Regional Condominium Manager

RESIDENTS PRESENT: Two (2)

The Open Board Meeting was called to order at 6:30 p.m. by President, Joseph Staffieri.

TREASURER'S REPORT

Chris Senopoulos, Secretary, reported Brookstone is fiscally sound with 1.2 million dollars.

ACTION ITEM:

Kipcon's Proposal for Reserve Update:

The Board voted to accept Kipcon's proposal to do a Basic Reserve Study Update in the amount of \$2,600.00 Rusty Olimpo motioned to accept and Barbara Kennedy, seconded the motion. Motion carried unanimously.

INFORMATION ITEMS:

Exterior Lights Fixtures:

The exterior light fixture installation will be complete with the receipt of the last thirteen fixtures.

Roof Inspection:

Professional Roof Services report will be provided as soon as they analyze their findings.

Tree Inventory and Landscaping Assessment:

Morris Arboretum will inventory and make recommendations for the trees and large shrubs throughout the community. Their evaluation and recommendations will be used to prioritize work over the next several years.

Insurance/Slip and Fall:

Selzer Agency and Sharp's were informed by management of a slip and fall on December 6, 2007. The injured party (not a resident) has not filed a claim.

CONFIRMATION OF NEXT MEETING

The next Brookstone Condominium Executive Board meeting will be held on January, 2008.

ADJOURNMENT:

The Open Board meeting adjourned at 6:40 p.m.

Respectfully Submitted,
Barbara Kennedy
Barbara Kennedy, Secretary