

BROOKSTONE CONDOMINIUM ASSOCIATION
EXECUTIVE BOARD MEETING
FEBRUARY 28, 2008

MINUTES

BOARD MEMBERS PRESENT

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

BOARD MEMBER ABSENT

Rusty Olimpo, Member at Large

GALMAN REPRESENTATIVE

Barbara Saxton, Regional Condominium Manager

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

TREASURER'S REPORT

Chris Senopoulos, Treasurer, reported Brookstone is fiscally sound with \$1, 390,000.00 dollars.

SECRETARY'S REPORT

The minutes, from the January 24, 2008 meeting, were approved by the Board. Marie Banford motioned to accept the minutes and Barbara Kennedy seconded the motion.

ACTION ITEMS

1. ROOF SURVEY

Professional Roof Services was retained by the Association to inspect all the roofs throughout the community. P.R.S. will issue a report on their condition and recommendations for maintenance, repair, and replacement. The inspections were initiated to determine the present condition of the roofing systems, find the source(s) of any existing leaks and to make short and long term recommendations. The investigation included a visual inspection of roof surface and taking documentation photographs. The report has been completed. P.R.S. state that the roof areas of Brookstone are in fair condition, and some roofs are in better condition than others. P.R.S. did note that repairs should be made, and supplied detailed maps of all roofs, noting areas requiring repair.

INFORMATION ITEMS

1. CAPITAL RESERVE UPDATE – Kipcon expects to have the Reserve Study Update completed by April 2008.

2. TREE INVENTORY & LANDSCAPE ASSESSMENT – Morris Arboretum has completed their inventory of trees, and large shrubs throughout the community. The Landscaping Committee will be interviewing several arborists in order to begin addressing the issues noted by Morris Arboretum.

3. MEGAN'S LAW & THE BROOKSTONE COMMUNITY – Management investigated information on Megan's Law regarding community notification as it pertains to sex offenders in Brookstone.

4. ANNUAL CALENDAR – Open Board Meeting's, March 27, 2008; June 6, 2008; September 25, 2008; December 18, 2008. Executive Board Meeting's, January 24, 2008; February 28, 2008; April 24, 2008; May 22, 2008; July 24, 2008; August 28, 2008; October 23, 2008; November 27, 2008. Annual Election Meeting, April 3, 2008.

5. ANNUAL ELECTION MEETING – The Annual Meeting is scheduled Thursday April 3, 2008, at the Lower Makefield Township Municipal Building. The terms of Barbara Kennedy and Chris Senopoulos are expiring.

CONFIRMATION OF NEXT MEETING – The next scheduled Open Board Meeting will be held March 27, 2008. The meeting will be held at 6:30 p.m. at the Club House.

ADJOURNMENT – The Executive Board meeting adjourned at 7:20 p.m.

Respectfully Submitted,
Barbara Kennedy
Barbara Kennedy, Secretary