

BROOKSTONE CONDOMINIUM ASSOCIATION
OPEN BOARD MEETING
JULY 26, 2007

MINUTES

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Chris Senopoulos, Treasurer

Galman Representative:

Barbara Saxton, Regional Condominium Manager

Residents Present: 36 (Thirty six)

MEETING CALLED TO ORDER:

Meeting called to order at 6:05 p.m. by Joseph Staffieri, President.

TRASH:

Tina Leck spoke on behalf of her company, George Leck and Son, our present trash collector, regarding a new recycling program called "Recycle Bank" being offered to the Brookstone residents. This is a rewards program that directly benefits the homeowner. A microchip in the tote will download the resident's address and the weight of the recyclables. The accumulation of reward points/credits can be used at local retailers that are involved in the program. The members of the Board and the residents present at the meeting agreed unanimously for the program and for the small blue tote to be used for commingling recycling #1 (one) and #2(two) recyclables. Any resident who is not interested in this program may contact George Leck and Son and cancel this program for their recycling.

OPEN BOARD MEETING SECOND PORTION:

Residents Present: 15 (Fifteen)

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:

Barbara Saxton gave the treasurer's report in Chris Senopoulos' absence.

INFORMATION ITEMS:

1. **Exterior Light Fixtures:** Maurice Potvin, a licensed electrician, is presently installing the new exterior light fixtures throughout the community. Individual invoices have been sent to all homeowners.

2. **Power washing:**

Aquaman has submitted a quote for power washing the entire community, including the Clubhouse, all patios, decks and front walks for a total price of \$31,500.00 (thirty one thousand five hundred dollars). He presently carries General Liability Insurance and is waiting for additional coverage to include Workman's Compensation. The Galman Group is waiting for receipt of his complete proof of insurance before Aquaman is awarded the job.

3. **Paving & Seal Coating:**

Paving repairs and seal coating began as scheduled on July 9, 2007. There are additional areas on Sterling Road and Waterford Road that need repair. The Galman Group is waiting for a proposal for the additional work.

4. **Pool:**

Several umbrellas and stands require replacement. Management has ordered six (6) new umbrella stands and three (3) new umbrellas from The Southern Company.

5. **Painting:**

Painting the trim and doors on the 1100 -1800 Waterford Road buildings has been completed by R&Z Painting except for a few exceptions. Rasim Onal, owner of R&Z painting is making arrangements with the remaining homeowners for access.

6. **Trash Contract Renewal:**

Our trash contract expires on July 31, 2007. Management has contacted J.P. Mascaro & Sons, Ches-Mont, and George Leck & Son. J.P. Mascaro is unable to bid the job for they do not have operations in the Yardley area. Ches-Mont can not provide twice weekly service.

George Leck & Son has informed Management of a new recycling program that gives the home owner credit for their recyclables. They will present the program to the Brookstone residents at poolside before the Board meeting.

7. **Roof Replacement:**

Professional Roof Service has been asked to provide a proposal for consulting services in connection with the roof replacements. Blaine Chipola and company will develop specifications and oversee the project to successful completion.

CONFIRMATION OF NEXT MEETING:

The next Brookstone Condominium meeting will be held on August 23, 2007. The meeting will be held at the Club House at 6:00 p.m.

ADJOURNMENT:

The Open Board meeting adjourned at 7:40 p.m.

Respectfully submitted,
Barbara Kennedy
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