

BROOKSTONE CONDOMINIUM ASSOCIATION  
OPEN BOARD MEETING  
SEPTEMBER 27, 2007

MINUTES

MEMBERS PRESENT:

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

MEMBER ABSENT:

Joseph Staffieri, President

GALMAN REPRESENTATIVE;

Barbara Saxton, Regional Condominium Manager

RESIDENTS PRESENT: (11) Eleven

MEETING CALLED TO ORDER:

Meeting called to order at 6:00 p.m. by Barbara Kennedy, Secretary

TREASURERS' REPORT:

Chris Senopoulos reported Brookstone is fiscally sound with 1.3 million dollars.

ACTION ITEMS:

1. Landscape Maintenance & Snow Removal  
The Contract with Autumn Hill for landscaping and snow removal expires at the end of this landscape season. Request for proposals/bids were sent to six landscaping contractors. A comparison of bids will be reviewed by the Landscaping Committee and the Board of Directors.
  
2. Pool Management Renewal  
Poolman has submitted their renewal proposal for a two year contract which includes the 2008 and 2009 pool season... The 2008 proposal for \$19, 735.00 will hold the same price as 2007. The 2009 proposal is \$20,130.00 which is a small increase from 2008.  
The Executive Board voted unanimously to accept Poolman's proposal for 2008 and 2009.

INFORMATION ITEMS:

1. Exterior Lights

Exterior light fixture installation continues throughout the community. Due to broken fixtures, broken bulbs and back orders the installation on Lynrooke Drive has been extended.

2. Power Washing

Aquaman has completed power washing all the siding on all of the buildings, including the Club House, as well as all the patios, decks, and front walks. Water availability was an issue. The in-ground faucets located throughout the community did not provide enough water pressure for the equipment.

3. Paving & Seal Coating

Paving repairs and seal coating are complete, including the additional repair work on Sterling Road and Waterford Road. An inspection was completed and a punch-list was sent to the contractor.

4. Pool.

Poolman has closed the pool and installed the new Loop-Loc cover.

5. Trash Contract Renewal

George Leck & Son expects the new Recycle Bank totes will be delivered to residents in October. A letter will be sent to all homeowners with the details of the program and what can be recycled.

6. Club House Water Fountain

Crowley Plumbing has yet to locate a fountain that has the same plumbing schematic as the current one so that major plumbing modifications do not need to be made.

7. Insurance

The current policy with Traveler's Insurance expires on November 11, 2007.

8. Roof Inspection

The signed engagement letter has been returned to Professional Roof Services. An inspection schedule has not yet been provided.

9. Snow Invoices

Autumn Hill has been informed that their outstanding snow removal invoices have been processed for payment.

## RESIDENT CORRESPONDENCE

1. 2707 Sterling Road – Arthur Kaneff

Mr. Kaneff discussed with the Board the letter he sent to The Galman Group regarding certain actions taken by the Executive Board.

CONFIRMATION OF NEXT MEETING

The next Brookstone Condominium Executive Board meeting will be held on October 25, 2007. The meeting will be held at the Club House at 6:30 p.m.

ADJOURNMENT:

The Open Board meeting adjourned at 7:05 p.m.