

BROOKSTONE CONDOMINIUM ASSOCIATION
ANNUAL BOARD MEETING
ELECTION OF OFFICERS
APRIL 3, 2008

MINUTES

BOARD MEMBERS PRESENT

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

GALMAN REPRESENTATIVE

Barbara Saxton, Regional Condominium Manager

RESIDENTS

Residents represented by person and by proxy - (78) seventy eight.

The Meeting was called to order by Joseph Staffieri, President at 7:00 p.m.

PRESIDENT'S ADDRESS

Joseph Staffieri, President, reported on the completion of the black topping on Lynbrook Drive, parts of Sterling Road, and parts of Waterford Road; the newly installed outside light fixtures; the inspection report on Brookstones roof's and the positive resale's of the condos in Brookstone. Joseph Staffieri, President, gave an update on the Four Seasons room. The enclosure of the room will begin in September 2008.

TREASURER'S REPORT

Chris Senopoulos, Treasurer, gave an extensive report on the financial status of Brookstone. Chris reported on the 2007 and 2008 budget; the monthly condo fee; the negotiated contracts, Brookstone's revenues, the maintenance/operation expenses, and Kipcon.

LANDSCAPING REPORT

Barbara Kennedy, Landscaping Chairperson, introduced the representative's from Sharp's Brookstone's new landscaping contractor, Chris Sides, and Bob Weller. Barbara discussed the goals for the 2008/2009 season. The landscaping committee contracted with an Arborist, Dave Murk, for tree pruning and maintenance. The goals for 2008 are based on the extensive report and recommendation from The Morris Arboretum from the University of Pennsylvania. The short and long term landscaping projects were discussed. They will include the removal and replacement of trees in the community, the removal of ground cover in the tree rings, and flower beds, the removal and replacement of shrubs, bushes, flowers in mini courts, and front entrances.

INTRODUCTION OF CANDIDATES AND STATEMENTS

Joseph Staffieri, President, introduced the candidates running for office. Incumbents, Barbara Kennedy, Secretary and Chris Senopoulos, Treasurer.

NOMINATIONS FROM THE FLOOR

No one responded

ELECTION AND CASTING OF BALLOTS

Barbara Saxton, Regional Condominium Manager, reported quorum had been met for the residents voting by person and by proxy.

ELECTION RESULTS

Incumbents Barbara Kennedy, and Chris Senopoulos were elected to serve on the Brookstone Board for a (2) two year term.

OPEN DISCUSSION AND QUESTIONS FROM THE RESIDENTS

The Board and a few concerned residents discussed the issue of carpenter ants in Brookstone. The discussion included the resident's responsibility, the Condo Association's responsibility, the extermination and preventative care of the residents units.

ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Respectfully submitted,
Barbara Kennedy
Barbara Kennedy, Secretary