

BROOKSTONE CONDOMINIUM ASSOCIATION
BOARD MEETING
MAY 22, 2008

MINUTES

BOARD MEMBERS PRESENT

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

BOARD MEMBER ABSENT

Chris Senopoulos, Treasurer

GALMAN REPRESENTATIVE

Barbara Saxton, Regional Condominium Manager

SECRETARY'S REPORT:

The minutes from the April 3, 2008 Board meeting were read. Marie Banford motioned to accept the minutes and Rusty Olimpo seconded the motion. The motion was carried 100% by all Board members present.

TREASURER'S REPORT:

Due to the absence of Chris Senopoulos, Treasurer, Barbara Saxton, Managements Representative, reported that the total current assets is approximately one million four hundred thousand dollars. Total Revenue is under budget as of April 30, 2008. YTD Actual is \$207,504.98 - YTD Budget is \$209,113.39. Total Operating Expense is under budget as of April 30, 2008. YTD Actual is \$72,489.51 - YTD Budget is \$95,185.67. Total Administration Expense is over budget as of April 30, 2008. YTD Actual is \$24,591.66 - YTD Budget is \$22,664.52.

Barbara Kennedy motioned to accept the treasurer's report. Marie Banford seconded the motion. The motioned was carried 100% by all Board members present.

ACTIONS ITEMS:

INFORMATION ITEMS:

POOL REPAIR: Poolman monitored the water leak in the pool. To monitor the leak Poolman used ultrasonic leak detection equipment. Poolman reported he was unable to pick up any information regarding the water leak using this equipment so therefore they feel the leak is extremely small. Because they were unable to locate any problem, they will not bill Brookstone four hundred sixty five dollars for this work.

PAINTING: R&Z Painting has begun painting the following buildings: Lynbrooke Drive buildings, 1400, 1500, 1600, 1700, 1900, and 2200 and the Sterling Road buildings, 1900 and 2200.

FITNESS ROOM: Management has written to Joseph Staffieri, Board President, regarding requests he has received from residents who are offended by the body odor and sounds given off by one of the residents who frequents the fitness room.

LANDSCAPING UPDATE: Barbara Kennedy, Chairperson of the Landscaping Committee, provided the Board with an update regarding the performance of Sharp's Landscaping, resident requests, and the status of the pruning and removal of trees in the community.

CONFIRMATION OF NEXT MEETING:

The next meeting will be held on June, 26, 2008 at 6:30 p.m. The meeting will be held at the Club House. This meeting is an Open Board meeting inviting all residents to attend.

ADJOURNMENT:

The Executive Board meeting adjourned at 7:30 p.m.

Respectfully Submitted,
Barbara Kennedy
Barbara Kennedy, Secretary