

BOARD OF TRUSTEES MEETING
March 17, 2010

Meeting called to order at 7 PM

List of attendees: Joseph Quinn, Mike Kravitsky, Chris Village, Bob Randall, and Lori McMahon.

- I. **CALL TO ORDER:** 7:00 PM
- II. **APPROVAL:** Minutes of the February 17, 2010 Trustees Meeting were approved on a 4 – 0 vote.
- III. **FINANCIAL REPORT:** Collecting late Condo Fees would get us closer to budget.
- IV. **PROPERTY MANAGERS REPORT:** In a continued effort for safety, at the Mail boxes; park in the lined spots and not in front of the mailboxes. Drew, at the Walpole DPW has been contacted about flooding in our community when Norfolk Street floods.
- V. **COMMITTEE REPORTS:** As a reminder, our Master Insurance Policy has a per occurrence deductible of \$10,000. All Unit Owners are reminded to contact their insurance agent to obtain a Unit Owners Policy (HO-6) to cover both this amount and other losses that might be excluded under the Master Policy.
- VI. **OLD BUSINESS:** The Flood Plain-Merrikin Engineering situation is still in process.
The Rules & Regulations concerning the Rental of Units have been updated, and mailed to each Unit Owner
- VII. **NEW BUSINESS:** A contract for Landscaping and Snow Plowing for next several years is in review.
Starting this year, the Landscape contract work only covers Common Area land. Each Unit Owner is responsible for the upkeep of all of land in the Limited Common Area around their Unit.
Following the March flooding, we have added into the Landscape contract, a provision for the contractor to bring in pumps for streets that are flooded. In addition the Trustees are considering additional preventative measures that are economically justifiable.

Meeting adjourned at 8:00 PM

Next meeting will be Wednesday, April 21, 2010 at 7:00 PM