

PICKMAN PARK CONDOMINIUMS
Minutes of the
July 19, 2004
Board of Trustees Meeting

Board Members Present: Mary Ann Gachignard, Lisa Jacobowitz, Rob Hemingway and Joe Martel. **Board Members Absent:** Kristen White. **Present from Management:** Jill Fama, Property Manager.

The meeting was called to order at 6:00 P.M.

OLD BUSINESS:

Minutes: Mary Ann moved to accept the Minutes of the June Meeting.

Second: Rob.

Vote: All in favor.

Delinquent Accounts / Up-Date: Jill advised the Board that APT received a payment from a delinquent owner. However, the check included a statement indicating "payment in full". The check amount did not cover the outstanding amount and was sent to the Association's attorney because this account was turned over for collection and additional attorney fees will be added.

Mail House: Jill advised the Board that we recently received the solar light ordered in May. It has been installed on Fillmore Road. Jill requested the Board view this light and advise if it is acceptable. If so, we will order them for all mailbox areas.

Fire Hydrants: Based upon a follow up email from the unit owner who had originally recommended it who then recinded his request, the Board discussed not performing a flow test, but rather will continue with the annual flushing of the fire hydrants.

NEW BUSINESS:

Fence Replacement: Jill advised the Board that there is a split rail fence between Dewey Drive and 1 Stillwell. There are 18 sections that go around a drop off. She met with Steve Barker of Vier-Eck Fence for a quote. To replace the split rail with the same fence, the cost would be \$1500. To go with the 4' open picket it would be \$1800.

In addition, there is a split rail fence up on Russell between 12 and 14 Russell Drive. The cost of replacing this fence with 13 new sections of the open picket is \$1300.

Motion: Mary Ann moved to accept the proposal from Vier-Eck Fence to go with the split rail on Stillwell/Dewey and the open picket on Russell Drive.

Second: Joe

Discussion: An owner requested we view the two sections on Griswold as well. Jill will have them address the sections of fence on Griswold Drive as well.

Vote: All were in favor.

Line Painting: Joe will give Jill a list of reserve parking spots to be painted in house.

Landscaping: Jill advised the Board that after meeting with Matt Leahy and reviewing Joe's notes on the original list for landscaping improvements, we were able to reduce the cost from \$15,050 to \$13,185.

Clubhouse Heat Pump Unit: Jill advised the Board that she contacted three companies to replace the heat pump in the clubhouse. We have received two prices and are awaiting a response from Shoreline.

Motion: Mary Ann moved to accept the proposal from Air Care unless Shoreline responds by the end of the next business day and is less expensive.

Second: Joe

Vote: All were in favor.

Owners Forum:

Speed Bump Discussion: Some residents on Russell Drive attended the meeting to request that the Board consider installing a speed bump at or around 2 to 3 Russell Drive. These residents feel that people drive with excessive speed in this location and there are a number of children in the area.

Lisa advised that we have surveyed owners on Russell in the past with regard to installing additional speed bumps, and the owners were not in favor of an additional speed bump at that time.

An owner on Hart Way Requested we consider placing another speed bump on Marion Road.

Jill advised that in another association she manages she hired a traffic consultant who monitored the roadways and made a written report advising where the speed bumps should be located and in some cases recommended removal of one.

The Board requested that Jill send another survey to the residents on Russell Drive to see if the vote will change, allowing until August 13th to respond. In the meantime, she will contact the company for a quote on performing a traffic study.

An owner on Hart Way requested the removal of an evergreen next to his unit so that he can plant something else in this area. He also requested the removal of the shrubs between his "B" unit and the abutting "C" unit. The Board agreed to view this area after the meeting to determine approval.

An Owner on Russell Drive advised that there was another hole in the roadway at the corner of Dewey Drive and Russell.

The Board requested Jill obtain prices for re-paving Russell Drive. In the meantime, we will have the hole patched temporarily.

An owner on Hart Way asked the Board if they had specifications for utility companies. Rather than back filling with soil, he suggested back filling with “flowable fill.”

An owner on Russell Drive advised that Mark Walters of Shoreline Heating was on site, he noticed the transformer was leaking oil. That owner then called Mass Electric and they were out to check it. Jill advised many residents were without electricity for an extended period of time, but that was all she knew. The Board requested that owners advise the manager when the utility company is called so that she can follow up on the problem. Jill will request that Mass Electric inspect all of the transformers.

An Owner on Stillwell Drive advised that when Terminix was on site, they advised him that all shrubs should be cut back away from the units to prevent further pest control problems.

Jill advised that Leahy’s crew has been on site and has begun the pruning process.

The owner on Stillwell advised that the pole light is still flickering. Jill will follow up with maintenance as to the status of this repair.

Joe Martel advised that on July 8th at 11:30 P.M. fireworks that were set off in his driveway awakened him. They were set off only a few inches from his car. Shortly thereafter, he heard them up on Marion Road. Joe feels this was retaliation for enforcing the Rules & Regulations of Pickman Park. He will file charges against whoever it was if they are able to identify them. If anyone has information they should contact Jill in the site office.

Meeting adjourned at 7:40 P.M.