

PICKMAN PARK CONDOMINIUMS
Minutes of the Meeting
December 17, 2003

Board Members Present: Mary Ann Gachignard, Lisa Jacobowitz, Joe Martel, Kristen White.
Board members absent: Rob Hemingway. Absent from management: Jill DeSantis-Fama,
Property Manager.

The meeting was called to order at 6:10 P.M.

Open Owners Forum 6:10 P.M.

An owner on Fillmore asked the Board if there was something that could be done about the lighting at the mailboxes. Since they have been installed in the opposite direction, it has been difficult to see the boxes at night. A recommendation was made to use a solar light mounted on the front of the mailbox to prevent the need for any electrical wiring.

An owner on Fillmore asked the Board what the status of the tree work is. Members of the Board have walked the property with the Property Manager and a list of tree work needed has been submitted to Berry Tree. The Board is awaiting a quote on the work.

The Board discussed the plowing during the recent storm. Overall, the board was pleased with the snow removal. Major problems that existed during the storm were related to City roads, ie: Preston Road and Pickman Road. The Mayor was contacted to advise him of the situation.

An owner on Hart Way suggested that the undeveloped land be used to dump the snow when necessary. This is an option when heavy equipment is brought in to relocate snow from the ends of streets and will be suggested to Leahy.

Motion: Kristen moved to accept the minutes of the November Meeting.

Second: Mary Ann

Vote: Unanimous

Stairs at 25A Marion: Stairs were removed and hot top was chipped away to allow for installation of the new stairs. The stairs were delivered today, and the hot top will now need to be repaired around the base of the stairs.

Roofing: Williams Brothers was able to finish the roof and skylights at 9 Russell Drive and 3 Nimitz Way, however they were not able to complete the carpentry work due to snowfall. They will be back on site towards the end of the week as weather permits and will remain on site until the job is completed.

15D Fillmore Road Repairs: Signed permit has been received and Jill has confirmed that the work is complete.

Gutter Cleaning: Postponed due to snowfall. The weather will be monitored and the gutters will be cleaned as soon as possible. Jill is looking into the installation of gutter guards to prevent further buildup in the gutters. The Board has agreed to review the effectiveness and success rate of the use of gutter guards prior to installation.

Duct and Vent Cleaning: The Board will ask Jill to send an additional notice to unit owners detailing the prices that she has received from multiple vendors for the duct cleaning. The option to replace the ductwork in lieu of cleaning it will also be given to unit owners.

Motion: Joe moved to extend the deadline for unit owners to have their ducts cleaned to April 1, 2004.

Second: Mary Ann

Vote: Unanimous

Bulletin Boards: Jill has a sample of a bulletin board for use on the mailboxes. The Board will request that Jill bring it to the clubhouse for review.

Tree Work: Lisa, Jill and Joe walked the property on 11/24 to compile a list of tree work and landscaping items. The list has been forwarded to Berry Tree for a quote.

Paving: A list of paving needs was also compiled and will be submitted to Atlantic Paving for a quote. Unit owners will be notified when the paving will be done and will be given an option to have their driveways sealed or repaved at their own expense.

Budget Review: The Board reviewed the draft of the budget for 2004/2005. There was discussion of limiting the pool hours in the beginning of the summer while school is still in session.

Meeting Adjourned at 7:40 P.M.

Next Meeting January 22 at 6:00 P.M.