

PICKMAN PARK CONDOMINIUMS
Minutes of the Meeting
February 26, 2004

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

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

Owners Forum:

A Fillmore Road owner asked if any progress had been made on lighting for the mailbox areas. Joe advised that he has visited a number of lighting companies as well as Home Depot. He has not been successful in finding anything that would attach to the box vs. the solar lights that are installed in the ground. We will continue to pursue a solar or battery powered light that can be attached to the boxes.

This owner also asked when the fire hydrants were flushed, as they have not seen this work take place. Jill advised that a member of our maintenance staff who is also a Salem Fire Fighter flushed the hydrants and they were done on November 24, 2003.

Mary Ann expressed concern with residents driving at excessive speeds within phase III. Jill will include a reminder about speed limits in the next newsletter.

An owner on Russell Drive advised that his pole light is out. Jill will put this on the work order list.

An owner reported that the speed bump at Pickman Road is breaking up and the pothole continues to get larger. Jill will add this to the list for Atlantic Paving.

The owner on Fillmore also questioned the tree work behind her unit. One of the trunks has been removed and she requested more be removed. Jill will meet with Bob Berry to view this area together.

An owner on Russell questioned how the workers cleaned the gutters. Jill advised that when she was on site, they were working from the roof and performed the work by hand. This owner expressed concern that they finished a building rather quickly. Jill advised that she saw four people on one building and therefore, unless there was a blockage in the downspout, it should not take very long. Jill will view them during rain to be sure they are all working properly.

The owner of 14B Russell advised that the plow damaged the end of her driveway. She also questioned who approved the work performed by Comcast. She did not recall getting information on this issue. Jill advised that all impacted owners were notified in writing and were given time to respond with any concern. Jill will provide her a copy of the notice that was sent last summer.

Lisa advised the membership that an appraiser approached her and questioned our need to perform an independent appraisal on the undeveloped land. She asked if anyone was interested in doing anything with the land in phase III. The Board felt that we should make mention in the next newsletter to see if there is any interest or if residents would be opposed to doing anything with this.

Several owners in attendance asked if the Board would be willing to allow another Barbecue this year. Jill advised that she would place notice in the next newsletter looking for volunteers.

End Owners Forum:

Minutes/Motion: Joe moved to accept the minutes of the January Meeting.

Second: Mary Ann.

Vote: All were in favor.

Delinquent Accounts / Up-Date: Jill supplied the Board with an updated delinquency report, which was approximately \$2,000 less than the prior report.

Bulletin Board: Joe took the bulletin board to Hayden Lock for an estimate to modify the lock. Hayden advised that the lock mechanism is not very expensive but that it would take a couple of hours of labor. Hayden estimates it would not exceed \$150.00 to do all boards.

Motion: Mary Ann moved to purchase 10 more bulletin boards to be placed on each mail house and to have Hayden Lock adapt the lock as discussed.

Second: Kristen

Vote: All were in favor.

Paving: Jill supplied the Board with two proposals for work on the sidewalks and roadways. Jill advised that this quote was based on work requested in October. We may have more pot holes and crack since that time. In addition, Norman at Atlantic Paving did not feel that replacing all of Hart Way was necessary at this time and suggested patching the end of the road to give an additional 3 or 4 years of life on that road. In the meantime, Jill will walk the areas again to determine if additional work is now required and will report back to the Board.

Motion: Joe moved to accept the proposals from Atlantic Paving for sidewalk repair and misc. roadwork, which did not include the repaving of all of Hart Way for a total cost in excess of \$18,000.

Second: Rob.

Discussion: The Board requested Jill contact Atlantic Paving to offer a discount to owners having driveways repaved as well while they are on site. Jill will follow up with Atlantic Paving and will put notice in the next newsletter.

Vote: All were in favor.

Website/Discussion: At the annual meeting of unit owners, several owners requested the Board look into having a website for the Association. Over the past few months, Kristen White has been pulling information together. She supplied the Board with this information along with the cost for setting up and maintaining this site. The cost is expected to be approximately \$600 annually. One resident in attendance was opposed to having a website for the Association. The Board suggested Jill put notice in the Newsletter to see what the majority of the owners would like.

Meeting adjourned at 7:30 P.M.