

PICKMAN PARK CONDOMINIUMS
Minutes of the Meeting
January 22, 2004

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

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

Minutes/Motion: Mary Ann moved to accept the minutes of the December Meeting.

Second: Kristen.

Vote: All were in favor.

Delinquent Accounts / Up-Date: Jill updated the board on the status of the collections. As of this date, two owners are in collection with the Attorney and another will be sent by the end of the month if not paid as promised.

Mail House Bulletin Boards: Jill brought a sample bulletin board to the meeting for the Board to view. The only issue was the lock mechanism. Joe will look into an alternative for the lock. In addition, we requested a bulletin board that would be placed outside in the elements; however, the notice inside the board read "designed for indoor use." Jill will check with the company where it was purchased.

Tree Work: Jill advised the Board that notice went out to owners on 1/12, while no one has called to be removed from the list, several people have requested additional work. This work is scheduled to begin on February 2nd.

Paving: The Board briefly discussed some paving issues and we are awaiting a proposal from Atlantic Paving.

CD Maturing: Lisa advised the Board that a CD (in the amount of \$104,000) matured. We moved \$4,000 into the Reserve account and rolled over the remaining balance for another 9 months.

The Board also discussed checking the maturity date on the Savings bonds, which may soon come due. Jill will check into it and get back to the Board.

Owner Request to Replace a Tree: Jill informed the Board that an owner on Stillwell Drive requested the Board consider replacing a tree that had fallen over last year. The Board agreed to look at this in the spring, but did express concern with the lack of soil in the area.

Budget Review: Jill supplied the Board with a revised "proposed budget" to include actual expenses through December 2003 and projected costs for January & February. The Board discussed limiting the pool hours from Memorial Day through the last day of school in June, since there is not a lot of use during this time frame. Therefore, they also reduced the dollar amount on this account. They also requested leaving the Landscaping Special Account the same as the current year. Lisa expressed concern with the number budgeted for Landscaping. She wanted to be sure this number included the additional pruning work. Jill will double check the number and get back to the Board.

Motion: Joe moved to accept the budget noting the changes, and pending verification on the Landscaping number.

Second: Mary Ann.

Vote: All were in favor.

Owners Forum:

Mary Ann requested Jill send notice to residents asking if there might be someone willing to shovel for owners that may be unable to do so. Jill will send notice with the minutes.

Meeting adjourned at 7:05 P.M.