

Northbrook Condominiums

Meeting Minutes

Northbrook Condominium Board of Managers

Friday, July 19, 2024

Meeting called by: Alanna Corjay

Attendees: Alanna Corjay – President, Margaret Senechal – Vice President, Brian Conway – Treasurer, Laurie Cameron – Clerk, Chris Lamkins, Jim Wilkins, Jim Tryder

Topics for Discussion / Agenda

1. **Call to Order** - by Alanna 6:00pm
2. **Community Updates:** Reviewing the idea of planting some perennials around the property.
3. **Ongoing Maintenance Updates:**
 - a. The board has voted on a power washing company after getting three bids. There will be a lot of information coming via email and a mailed letter regarding the homeowner's responsibility for preparation of power washing.
 - b. Morrill electric gave us an estimate to restore all lighting throughout the property. It has been broken up by section/phases. This work will begin before winter.
 - c. Tomahawk Tree will be out in the next few weeks to finish up tree trimming.
 - d. Roofs are being worked on and will be ongoing, we are waiting for our insurance company to give us a list of the priority roofs according to their assessments.
 - e. We are waiting on another estimate to repair the two huge asphalt voids on Hope Dr. The one at the top of the road and the one at the end near Cynthia.
 - f. The fire project will be done by July 30th. The sprinkler system company has caused many delays.
4. **Election:**
 - a. Jim Wilkens and Alanna Corjay will be running again to keep seats on the board. There will have an open meeting, (date TBD soon) hopefully at the senior center. If you have the desire to run for an open board seat, PLEASE have your letter of intent delivered via email or mail by Monday July 29th. Letters of intent to run will not be accepted after July 29th at 5pm. We will not be allowing nominations to be taken from the floor on the day of the open meeting.
 - b. Email: northbrookboardofmanagers@gmail.com - Mailing address: Northbrook Condominiums 165 Whitehall Rd Amesbury Ma 01913
5. **Adjourn**