

Northbrook Condominiums

Meeting Minutes

Northbrook Condominium Board of Managers

Tuesday, May 9, 2023 at 7:00 PM - 49 Pamela Lane

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** – 7:11pm
2. **Clerk's Minutes** – February 28th minutes approved unanimously
3. **Communications**
 - Unanimous vote to approve letter to homeowners requesting copy of proof of insurance
 - Unanimous vote to approve new rule to be included in Rules & Regulations
4. **Budget report**
 - Finances – Money from assessments to be moved into the reserve
 - National Grid – review past bills to try to anticipate next winter costs
5. **Sub-Committee Updates**
 - Split upcoming maintenance into phases. Priority will be limited painting, tree work to ensure no future slab damage and light posts. Future discussion will decide on next phase(s)
6. **New Business**
 - Roof – met with roofers to get a quote for repairs and garages
 - Absolut Pest Control is new vendor for association
7. **Old Business**
 - Gutter cleaning – following up on what quote includes
8. **Matters not reasonably anticipated in advance of the meeting**
9. **Adjourn** -8:50pm