

Northbrook Condominiums

Meeting Minutes

Northbrook Condominium Board of Managers

Tuesday, February 28, 2023 at 6:30 PM - 52 Pamela Lane

Meeting called by: Alanna Corjay

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

Topics for Discussion / Agenda

- 1. Call to Order** – 6:36pm
- 2. Clerk's Minutes** – January 5th minutes approved. 6 in favor, 1 abstention Jim Tryder
- 3. Communications** –
 - Laurie to speak with those involved with tennis court. Find out if we need to give up the right to the easement. We agreed to continue to mow the area.
 - Resident requested to know more about the ice-melt that is used. He will do research on best to use.
 - Hope Dr resident contacted Board to find out about the standstill on the fire project and the mold quote which doesn't match between insurance company and construction company.
 - Scott Cody fixed the heat in the garage with a new thermostat.
 - Abandoned car – will be looked at
 - Discussed slider replacement by homeowner
 - Resident contacted board about removal of a Christmas tree on property.
- 4. Budget report**
 - Finances – A/R report - \$24,747 in regular checking. \$51,201 in reserve
 - Assessments: Recent assessment has been adjusted moving forward.

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- Discussion – hypothetical question on if nothing goes wrong, how much does it cost to run the neighborhood?

5. Sub-Committee Updates

- Chris to get updates from electrician on electric, another for power-wash
- Water Department - discuss at 10/20/2022 Board meeting
- Discussed extra visitor parking, fines. Will table for now and concentrate on new spots before any fining.

6. New Business

- Welcome letters – Laurie to discuss out of meeting with Alanna
- Roof – meet with contractor
- Spring projects – painting, light posts, power-wash

7. Old Business

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8. Matters not reasonably anticipated in advance of the meeting –

9. Adjourn -8:45pm