

# Open Meeting Minutes

## Northbrook Condominium Community

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**Date:** Jan 8 2023    **Time:**11:00 am    **Location:** Costello Transportation Center

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### Topic 1: Open Q&A

Call to order - 11:06am

- Introduction to Board of Managers
- Reminder to send proof of homeowners insurance to the board. Options to send insurance pages are either to mail to 165 Whitehall Rd, drop at board member Margaret Senechal's house at 49 Pamela Ln or email to the board. If emailing, go to our website, [www.northbrook-condos.com](http://www.northbrook-condos.com) and send a forms submission with your intent to email your document, the board will reply, at that time, you will be able to attach your document and send.
- Insurance deductible - It is vital homeowners have enough insurance to cover their personal effects, most mortgages require Replacement Cost insurance. Renters should consider rental insurance to guard personal property.
- Briefly discussed the condo associations renewal of the master policy. The master policy was renewed in December 2022.
- Insurance - As a homeowner, contact your insurance company or agent to find out if assessments are covered by your personal policy. If covered, this is a personal decision based on the needs and wants of the individual homeowner. As an FYI, the Condo Association has a \$25,000 deductible, so the homeowner's policy should have at least that much to cover any damage inside.
- Assessments - upcoming assessment to cover the water leaks and foundation repair. The total cost was approximately \$30,000 with the General Fund picking up \$10,000 of that cost resulting in \$20,000 that will be assessed over a period of 4 months, beginning in February.
- Solar lights - Morrill Electric preparing a proposal to fix all the lampposts. Over time, the lampposts have stopped working due to the repeated freeze and thaw of the ground. 2 solar lights are being installed for testing, Hope Dr and Pamela Ln. More information to come once we receive the Morrill proposal and the solar lights have been tested.
- Question about solar panels on roofs - Per the master deed, there is to be no structural change to building roofs.
- Community updates - The washing of buildings, painting, and paint trim to come when weather permits. Possible additional parking spaces to be discussed at a later date as other items take precedence.
- Gas bill question - Board to research if the bill will go up from last year's budgeted amount. Please refer to the AR topic for breakdown.

- Financial status of community - AR - Currently stands at: 30 day arrearage is \$8,203.57//60 day arrearage is \$2,493.58//90 day arrearage is \$4,986.49. Over 90 day arrearage is \$23,803.32. Total is \$38,252.29 of which \$10,950.90 are legal fees in dispute. General account is currently \$43,772.67. Reserve account is \$51,170.82.
- Cynthia Rd - Brad Matthews, a resident of Northbrook and an abutter of the Cynthia Rd project for building housing, asked for representation from the board on an informational zoom call with a lawyer to understand legal possibilities and any and all next steps. A vote on the City Council in February will decide if the City moves forward on the project. For more information on the project, please go to [www.amesburyma.gov](http://www.amesburyma.gov). Two board members agreed to attend.
- Meeting adjourned at 12:44pm