

Northbrook Condominiums

Meeting Minutes

Northbrook Condominium Board of Managers

Wednesday, March 27, 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. Morrill electric has been on site trying to figure out our lamppost situation. They were able to get a few working, The wiring on Pamela is not in great shape, while the wiring on Hope Dr was never broken or defective. There was a disconnect that they simply reconnected and then the lights started working. It will be a process for Pamela, but we will get a quote for repair and review. Cynthia is in good shape in terms of lighting.
 - b. There have been a significant number of leaky roofs. Roofs are extremely costly, but necessary to repair. We believe we have a fair roofing company and will begin repairing in order of necessity.
4. **Reminders:**
 - a. It is vital that every homeowner's insurance policy is up to date and will cover the gap on the master policy. Please make sure to have a minimum of \$25,000 of coverage. The master policy has a \$25,000 deductible. Any damages to the inside of your unit under \$25,000 will not be covered by Northbrook's master insurance policy.
 - b. Parking at Northbrook continues to be an issue. We are working on ways to resolve it, but there is no easy resolution. We will continue discussing and working on it and certainly let you know before the fine structure is put into place. Please remember, homeowners are not allowed to stay in our guest spots. We all have two deeded spots and that is the only place on this property you are allowed to park. Parking overnight is not allowed in

the guest spaces nor on the curb. There are several cars that violate the rules, we are taking note and there will be repercussions.

- c. Front lawns/areas must remain clear of any toys, bikes, signs, garbage cans, and outlandish decorations. The front of the units must remain clean and neat.

5. Updates:

- a. The fire project is still ongoing. The board meets/speaks with the contractors daily. We are closing in on two years in May and it will be completed by the two-year anniversary but hopefully sooner.
- b. Nick Wheeler, Amesbury city councilor, who lives in the house with the tennis court that we have an easement to, wants to take his property back. Our lawyers are in conversations now figuring out what that looks like. We may have to put it to vote throughout our community and we will certainly provide all details concerning that issue.

4. Adjourn