

Carrington Farms Condominium Association

Board of Directors Meeting Minutes

February 15, 2011

Call to order at 6:10pm

Roll Call: Mike DePalma, Shannon Wyscona, Gary Wyscona, Steve Vallier, Brian Wilkinson, Peter Dolloff,

1. Allstar Security – Fire Alarm System switched to 1 year contract with Protection One due to major issues in service with Allstar. Rates are slightly higher but service and technical support will be much improved. All repairs are completed and are up to code.
2. Frozen heating pipes – abandoned unit on 3rd floor caused damaged to two units below. Electricity was shut off which caused the thermostat not to work in conjunction with window being left opened caused pipes to burst. Unit owner has been billed the \$5K deductible from Master Policy. Owner has right to make claim with his insurance to cover deductible.
3. Ice Dams – 9 units to date have been affected by ice dams. Repair will begin March 15th. Repairs include units with stains on ceiling and sheet rock repair. Bldg 4 was hit the hardest. Build 3 & 5 were also affected. Subcontractor, Regional Siding was hired to shovel off roofs.
4. Snow Removal/Towing – The severe amount of snow this year and greater need for residents to move cars for snow removal has required more aggressive towing of vehicles during snow removal. Air horns are blown through hallways, newsletter/notices are posted on all buildings inside each building to alert all residents to move cars. Establishing more specific times that plowing will begin was discussed. A motion in favor to reimburse two tenants (for extenuating circumstances) towing fees for tenants in Unit #4-4 and tenants in unit #3-23. Peter will look into other towing companies to compare rates/service.
5. Condo Fee Collections – review of receivables included discussion about why Sequel has not paid late fees. The fees were waived due to loan that Sequel has carried for \$50K over the past 3years with no interest charged back to Condo Association. The loan was for work done by Sequel in conjunction with the new boiler system.
6. Deck Shoveling & Water Back-ups – Notices have been posted and delivered to each unit about shoveling off decks to prevent water from backing up. Mike has shoveled the decks for unit vacant or for those needing assistance. (Mike to check out Bldg 3 – unit next to 23 towards center of building – not shoveled may be vacant.)
7. Walk Off Mats in Entry – Walk off mats have improved the esthetics of entry. Total cost for all buildings \$4241.00. Carpets samples were discussed. Stair treads and other esthetic improvements were also discussed. Paint, lighting, railings, awnings, etc.... all need to be considered. Rehab program will need to be developed to present to residents/unit owners with budget, timeframe, etc for Annual Meeting in June.

Meeting Adjourned at 8:00pm – **Next meeting scheduled for April 12th at 6pm.** Board members will research options and bring quotes for rehab along with color pallet options to consider.

Respectfully Submitted,

Peter Dolloff