

**Mother Brook Condominium Association
One Westinghouse Plaza
Hyde Park, MA 02136
Academy of the Pacific Rim Conference Room (Bldg B)
Annual Meeting
July 9, 2015**

Owners Present: Pamela Ross (The Lofts at Westinghouse), proxy for (James F. Stearns Co.), Majid Pourshadi (Westinghouse Realty Trust), Chris Collins (Academy of the Pacific Rim), Michael McNally (Maverick Construction), Jessica Sweeney (CF Technologies), Isaac Judd (Warehouse K), Leny Chertov (Potomac Electric)

Also Present: David Abel (First Realty Mgt Corp.), Laurie Ouellette (First Realty Mgt. Corp.)

Meeting was called to order at 9:20 AM.

- I. Call to Order – it was noted that a quorum of members was present.
- II. Minutes:
Draft minutes from meetings held on June 11 as amended were approved.
- III. Review of Financials YTD 2015:
Financial Statements including the Detail with Budget Comparisons, Balance Sheet, and Statement of Revenue and Expenses ending May 31, 2015 were reviewed. The operating fund deficit balance with current collection of outstanding receivables is approximately (\$10,000), predominantly due to snow removal expenditures.
- IV. Atty. Merrill remitted a settlement letter to Solimini and we are awaiting a reply.
- V. Property insurance was obtained which covers the buildings comprising one or more units and excluding the stand alone buildings opting to self-insure. (Units 1, 2, 4, 6, 8, and 9). The board voted to pay the down payment due August 1 and unit owners will have an option to remit in entirety or via an installment plan.
- VI. Board voted to accept JB Engineering's proposal to coordinate the consolidation of fire alarm inspections to present to the BFD. They are working in conjunction with Sounder Systems Inc. and the unit owners' sprinkler companies.
- VII. Laurie Ouellette noted that Colantuoni Bros. will be separating water sub meters to each unit for ease of expense bill backs.
- VIII. Michael McNally nominated Jessica Sweeney to be Treasurer. Vote is unanimous in favor.
- IX. The Board requested clarification on financial responsibility of parking areas to be paved.
- X. The Board requested information regarding changing parking lot lights to LED.
- XI. The next meeting date is scheduled for Thursday, September 10 at 9 a.m.
- XII. Adjournment:
Meeting adjourned at 11:15 A.M.

Executive Session @ 9 a.m.: Majid Pourshadi requested late fees be reversed. Board approved.