Mother Brook Condominium Association
One Westinghouse Plaza
Hyde Park, MA 02136
Academy of the Pacific Rim Conference Room (Bldg B)
June 11, 2015

Owners Present: Pamela Ross (The Lofts at Westinghouse), Kevin Karlberg (James F. Stearns Co.), Isaac Judd (Warehouse K LLC), Jessica Sweeney (CF Technologies Inc.), Leny Chertov (Potomac Electricity), Majid Pourshadi (Westinghouse Realty Trust), Chris Collins (Academy of the Pacific Rim)

Also Present: David Abel (First Realty Mgt Corp.), Laurie Ouellette (First Realty Mgt. Corp.), Michael Merrill, Esq. (Merrill & McGeary)

Meeting was called to order at 10:05 AM.

I. Call to Order – it was noted that a quorum of members was present.
II. Minutes:
    Draft minutes from meetings held on July 31, October 1, November 6 of 2014 and February 19, 2015 were approved. The Management Board requested that a representative from First Realty Management Corp. (FRM) maintain meeting minutes.
III. Review of Financials YTD 2015:
    Financial Statements including the Detail with Budget Comparisons, Balance Sheet, and Statement of Revenue and Expenses ending April 30, 2015 were reviewed. It was noted that the operating fund deficit balance of ($8,916) would be corrected with collection of outstanding receivables. Major issues contributing to cost overages were snow removal and water & sewer charges to be billed back to unit owners.
IV. The Board of Managers voted to have FRM pay Solomini a balance owed of $14,000.00 as indicated on the invoice #4136 dated January 24, 2015 (total of $29,894.00).
V. David Abel presented two current property insurance quotes for the Association. He explained the options in detail and Attorney Michael Merrill provided an analysis of the requirements per the Bylaws. There were insufficient votes to change the insurance requirements section of the Bylaws. The consensus was to obtain a policy which covers the buildings which comprise one or more units and allow the stand alone buildings to self-insure. The Board expressed seeking as much of an "all in" policy as could be obtained. They also agreed to amend the Bylaws to reflect specifics related to the scope of coverages to be provided. Atty. Merrill, Dave Abel, Laurie Ouellette and Al Shapiro are to conference call regarding clarification of condominium document language and options.
VI. Board voted to have all unit owners proceed with the common fire alarm system in order to allow the Fire Department to sign off on unit systems which have already been upgraded.
VII. Attorney Merrill noted per Article 11 of the Master Deed that when Unit 8 is sold, James Burke is no longer President of the Board and Andrew Block is no longer Treasurer of the Board. These positions are to be voted by the unit owners. The Board voted to elect Pamela Ross to be the President. The Treasurer position will be voted on at the next annual meeting.
VIII. The Board voted unanimously for the Unit Owner of Unit 4 to remit payment to FRM for the Colantuoni Bros. Corp. invoice #16221 dated January 12, 2015 related to repairs made to burst/frozen water pipes inside the unit.
IX. The Board voted to have Onsite Services extend two speed bumps, but not to install a new one near the guard shack.
X. The next meeting date is the Annual Meeting to be held on Thursday, July 9 at 9 a.m.
XI. Adjournment:
    Meeting adjourned at 12:15 AM.