

**Mother Brook Condominium Association
One Westinghouse Plaza
Hyde Park, MA 02136
Maverick Construction Conference Room
Managing Board Meeting
November 12, 2015**

Owners Present: Pamela Ross (The Lofts at Westinghouse), Kevin Karlberg (James F. Stearns Co.), Majid Pourshadi (Westinghouse Realty Trust), Michael McNally (Maverick Construction), Leny Chertov (Potomac Electric)

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

Meeting was called to order at 9:05 AM.

I. Call to Order – it was noted that a quorum of members was present.

II. Minutes:

Draft minutes from October 22 meetings were approved.

III. Review of Financials YTD 2015:

October, 2015 Financial Statements not currently available

IV. Maintenance

- JB Engineering and Sounder Systems have begun the process of bringing the condominium units into fire code compliance. They are currently starting with Building A. Michael McNally stated, and it was understood and agreed with owners present, that the owner of Unit 8 is required to obtain a separate fire alarm system from Unit 4. Managing Board requested monthly update reports from JB Engineering.
- Exterior light poles have been repaired. Leny Chertov noticed additional lights requiring repair. Laurie will contact the utility company.
- Laurie received quote from Medrona Bros. for snow removal and landscaping; a 2nd quote for landscaping requested for comparison
- Colantuoni is assessing the water sub meters to determine appropriate splits for individual units. Once completed, water expense bill backs will be generated by FRM.
- Elder Electric has assessed electric meters in shared spaces and recommends reallocating to appropriate unit owners. Proposal forthcoming.
- Asphalt repairs are completed. Michael McNally requests quote to asphalt entire property for potential inclusion of 2016 budget.
- Pamela Ross introduced the Lofts Condominium anticipated plan to install solar panels and managing board approved.
- 2016 budget discussed; board approved funding reserve balance with 2015 surplus

V. New Business

- Powerhouse building left unsecure; Laurie will contact Hamilton Company to make repairs

VI. The next meeting date is scheduled for Thursday, December 17 at 9 a.m.

VII. Adjournment:

Meeting adjourned at 9:55 A.M.