

Mother Brook Condominium Association
One Westinghouse Plaza
Hyde Park, MA 02136
Potomac Electric Corp. Conference Room
Managing Board Meeting
June 30, 2016

Owners Present: Jessica Sweeney (Ronjon Realty), Leny Chertov (Potomac Electric), Chris Collins (APR), Michael McNally (Maverick Construction)

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

Meeting commenced at 9:00 AM.

I. Call to Order – it was noted that a quorum of members was **not** present.

II. Fire/Sprinkler Alarm Update –

A. All sprinkler inspections within the past (12) months need to be forwarded to FRM for record.

III. Minutes

Draft minutes from May 12 meeting presented.

IV. Review of Financials YTD 2016

A brief discussion detailed positive variances due to late billings and minimal maintenance costs.

V. Open Items

A. Administrative

1. Signs are being posted in fire lane to commence towing of unauthorized vehicles

B. Maintenance

General discussions regarding delays in fire alarm system compliance by unit owners, start date for water meter project, loading dock meter separation and property signage occurred, however, no voting occurred due to lack of quorum.

VI. Damages to Building K loading dock area submitted to Master Policy Insurance; Emergency remediation services plus quote from Majestic Construction Inc. for repairs do not exceed the insurance deductible; (2) additional quotes are being obtained and forwarded to the board for selection and approval of the work to be completed

VII. The next meeting date is scheduled for Thursday, September 22, 9 a.m. @ Maverick Construction

VIII. Adjournment: Meeting adjourned at 9:40 A.M.