

MotherBrook Condominium Association
One Westinghouse Plaza
Hyde Park, MA 02136
Maverick Construction Conference Room (Bldg. D)
December 2, 2009

Voting Members Present: James Burke (The Hamilton Co./Condo Board President), Marcus DeFlorimonte (Academy of the Pacific Rim Board of Trustees/Condo Board Secretary), Andrew Bloch (The Hamilton Co./Condo Board Treasurer), Michael McNally (Maverick Construction), Kevin Karlberg (James F. Stearns Co.).

Also Present: David Nevins (The Hamilton Co.), Susan Thompson (Academy of the Pacific Rim), Chris Collins (Academy of the Pacific Rim).

Meeting was called to order at 11:05 a.m.

I. Call to Order and Review of Agenda.:

Marcus DeFlorimonte will be responsible for final draft of meeting minutes, which will be forwarded to David Nevins for distribution. David Nevins and Chris Collins will assist in taking notes and development of final draft of meeting minutes.

II. Formalities:

David Nevins communicated that proper notice of meeting was given. A quorum of members was present.

III. Review of 2010 Draft Budget:

David Nevins led the process. Documents will be changed to read MotherBrook Condo Association. Questions were raised and answered regarding insurance line item details. Specifications with new snow plowing vendor will be reviewed and shared with owners and a meeting with new vendor may be scheduled to ensure adequate plowing before and during operating hours when there is an active storm. Maverick raised concerns regarding mail delivery. Hamilton Co. will relay U.S. Postal Service contact information to all owners to arrange for direct delivery to deeded addresses. Concern about the management fee was raised by new owners because the fee increase from their original documents to the 2010 Budget was significant. Hamilton responded that fees based as a percentage of expenses is standard for commercial condo associations.

IV. Changes to Service:

The security guard shift has been cut from 24 hours per day to coverage from 8:00 p.m. to 8:00 a.m. There was significant discussion and multiple perspectives on the security guard line item. Safety issues have been and will continue to be addressed. Consideration will be given to shifting security details scheduled hours to 4:30 p.m. to 4:30 a.m. Video surveillance issue was raised. Cameras are a major deterrent. Placement and monitoring of cameras under the existing system will be reviewed by Hamilton Co. and improvements/alternatives will be provided to owners for collective consideration.

V. Additional Business:

Real estate taxes are an issue separate from the budget for condo owners Maverick Construction and James F. Stearns Co. and will be discussed with those interested parties separately after the regular meeting.

VI. Adjournment:

Next meeting will be held on Wednesday February 3, 2010 with details to follow.

Meeting adjourned at 12:05 p.m.