

**Mother Brook Condominium Trust**  
**3.25.2021 Board of Governors**  
**Virtual Meeting via Zoom**  
**Meeting Minutes**

Attendees: Trustees – Lauren Whitton, Vijay Pathak, Mike McNally, Jessica Sweeney, Mark Edwards, Oliver Truog, Pat Maloney, Isaac Judd, Pamela Ross

First Realty Management- Tony Susi & Sheila Spellman

Eastern Insurance- Anita Chesson and Meghan Foley

Start time: 9:10 AM

Anita and Meghan from Eastern Insurance review/explain existing insurance policy with a \$10k deductible. They discuss the possibility of changing to \$25k or \$50k. There is Q & A. Meghan and Anita leave the meeting.

Meeting Minutes *February 4<sup>th</sup> and March 17<sup>th</sup>* – Motion to approve – All in favor- Approved.

Review of February 2021 Financials. \$8,800 operating surplus. Not much variance because it's early in the year.\$140k in operating & \$250k in reserve.

Speed hump is scheduled for replacement on a Saturday. Tony will issue notice in advance.

Any other major roadwork will be in conjunction with owner projects.

Landscape Contract has been renewed with Park Landscape at no increase.

Planter Replacement- Awaiting proposal from Park Landscape to replace planters.

One of the planters was hit by the vehicle on the police chase. FRM filed a claim against the vehicles driver insurance.

Planter needs repair.

Further discussion to change the insurance deductible. Motion is called to increase the deductible of the master policy to \$25k. All in Favor-Approved.

Merrill to provide amendment to increase deductible... to be circulated, signed, and recorded.

Trustee Certs & Electronic Meeting and Voting Amendment have been recorded.

Easement NSTAR- Gas Line to Power House recorded.

Maverick Parking Proposal along Tracks- Easement Proposal. Board makes a motion "to approve in concept". Final approval will be majority signature of amendment. Motion meets majority approval.

Jess and Mark present new parking adding more spaces. Board request plan be super-imposed on the site plan for better understanding. Board makes a motion "to approve in concept" until the new plans and details are finalized. All in favor- approved.

There is an AUL on the property- Moving forward all owners must follow the requirements of AUL when digging.

Maverick is brining Verizon FIOS to their building. Other owners are encouraged to.

Building F- Athletic Facility Abutters Meeting- Lots of concerns from the neighborhood regarding unrelated Westinghouse matters- such as back gate, traffic, TAPA agreement, Amazon.

Regular traffic through the back gate is of great concern. However, Leny requires regular use for his business and other owners like Jess/Mark and Building may require too. Tony to distribute TAPA.

Can Amazon move the porta potty?

Discussion are ongoing with Consalvo regarding the back gate being closed.

Unit 10- Powerplant- Renovation status/plans- Brewery as a tenant. The utility plans were discussed in detail at the 3/17 meeting.

Unit 8- Plans to paint windows green in the spring when whether permits.

Fire Alarm/Sprinklers- Owners provide updates. Meeting scheduled with Jim McHugh next week.

Adjourn 11:05AM