

# Northbrook Condominiums

## Meeting Agenda

### **Northbrook Condominium Board of Managers**

**Sunday, October 6, 2024 - 11AM - Costello Transportation Center**

Meeting called by: Alanna Corjay

Attendees: Alanna Corjay – President, Margaret Senechal – Vice President, Brian Conway – Treasurer, Laurie Cameron – Clerk, Chris Lamkins, Jim Wilkins, Jim Tryder

### Topics for Discussion / Agenda

1. **Call to Order** at 11:07am by Alanna
2. **Election:** There are 2 candidates for election this year. There were no challenges for the 2 spots. After a consultation with the condo association lawyer, they confirmed the following: Even if the position is unchallenged (there are two candidate for two seats), we would record the vote acclamation where there is no ballot, but the group present confirms, by “acclamation” that they vote in favor of the two candidates for the two open positions. So, we would simply state that we have one candidate running for one seat, and ask owners to vote “yea” or “nay” to fill the seats accordingly. This typically expedites the process in a case like this where there are no challengers.”  
We will now call for a vote acclamation. Votes for Alanna Corjay and Jim Wilkins to remain on the board were unanimous in two separate ‘yea’ and ‘nay’ votes.
3. **Communications**
  - a. Lighting on Pamela - The estimate we received and voted on will be broken down into phases. The cost will be as follows:
    - i. Phase 1: \$9,400.00
    - ii. Phase 2: \$10,700.00
    - iii. Phase 3: \$9,400.00
    - iv. Phase 4: \$8,650.00
    - v. Phase 5: \$10,000.00
    - vi. Question from resident about decorating light posts. It was suggested for now we do not touch them, we will revisit after full project is complete for next year.

- b. Roofs - some roofs were done. Our insurance company has asked for a list of roofs that need to be done, they would like to see a plan in place. The list is being compiled.
- c. Painting - there are two buildings that need to be painted but with two other water leak issues that have come up, along with the power washing, the tree trimming, we will revisit the painting in the spring.
- d. The potholes on Hope Dr. were fixed.
- e. Parking - The Board received a letter from a homeowner's legal representation about the parking and restricting and enforcing parking rules outlined in the Bylaws. The Board will convene to discuss as this was a very recent communication. Further communication will be sent to the community very soon as soon as a plan is put in place.

**4. Budget report**

- Finances - Accounts: Fire: \$168,752.22 - Alanna reviewed the current state of the 2 condos involved in fire.

- Regular Checking: \$92,615.81
- Reserve Account: \$75,065.67
- CD: \$103,358.71 @4.889% - Interest earned \$3,136.81, matures 5/25/2024

AR: Over 90 \$14,395.74 - \$11,147.21 of which is one homeowner. \$3,248.53 is from the rest of community.

61-90 \$5,336.95 of which \$4,182.52 is the community.

31-60 is actually a credit of \$761.35.

This is in comparison to 10/2/2023 where the over 90 was \$43,855.96, 61-90 was \$5,316.88, 31-60 was \$8,443.38. There has been a \$38,519.00 recovery from last year.

- 6. New Business** - The Board reviewed the need for repaving needing to be done in about 10 years and how the Board is budgeting now for it. Painting of the numbers of the parking spot numbers and parking lines to be done soon. Discussion about the Pamela sign that is missing, the Board will address replacing it. Discussion of speed limit and slow, children at play signs.
- 8. Matters not reasonably anticipated in advance of the meeting** - There was a discussion of renters, how many units are allowed to be owned by one entity. Some discussion on status of tennis court, as of right now it is with the homeowners lawyer and the condo lawyer, no current updates.
- 9. Adjourn - motion to adjourn at 11:59am by Laurie, seconded, unanimous.**