

Northbrook Condominiums

Meeting Minutes

Northbrook Condominium Board of Managers

Sunday, October 26, 2025 - 11AM - Costello Transportation Center

Meeting called by: Alanna Corjay

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

Topics for Discussion / Agenda

1. **Call to Order** at 10:00am by Alanna
2. **Election:** There are 3 candidates for election this year. There were no challenges for the 3 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 Margaret Senechal, Laurie Cameron and Gail McElhinney to remain on the board were unanimous in two separate ‘yea’ and ‘nay’ votes.
3. **Communications**
 - a. Gail to address the national grid budget increase
 - b. Insurance deductible - \$25K mandatory deductible per unit
 - c. Insurance premium increase
 - d. Walls In - clarification on work done inside condos
 - i. Mold
 - e. Repairs -
 - i. 4 water leaks - \$15,005
 - ii. 1 drain reconstruction
 - iii. Roof repair - \$30,905
 - f. Line painting - November 7th - all vehicles must be off property

- g. Duct cleaning - date TBD
- h. Trees to be trimmed - happening soon
- i. The condo lawyer stated his office could be contacted by homeowners, any expense incurred by doing so will be billed to the homeowner.

4. Budget report

- Finances -

- Regular Checking: \$61,699.79
- Reserve Account: \$90,696.32
- CD: \$100,000.00 @3.75% APY - 15 month CD, matures 12/2026

AR: Over 90 \$17,568.88 - \$13K of which is one homeowner.

61-90 - \$5,802.36

31-60 - \$7,045.05

1-30 - \$12,405.89 (end of month)

2 units are in lien process

6. New Business -

8. Matters not reasonably anticipated in advance of the meeting -

9. Executive Meeting

10. Alex & Brianna

11. Adjourn - motion to adjourn at 11:59am by Laurie, seconded, unanimous.