

TOWNHOUSE ESTATES OF NORTON
c/o Advanced Condominium Management Corporation
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BOARD MEETING MINUTES
May 6, 2010

Board Members present: Ken Scanlon, Mark Flicop, Kathy Petersen, Gary Bushey and Brian Peterson. Also present: Bob Linney of ACMC. Trustees absent: None.

ACMC will call Brookline Bank to see if application fee can be reimbursed. (Loan 3year 5.75 \$79k).

139-1 needs to be sent a letter to remove the gas tank & exercise bike.

Interview with Noblin & Associates. After the interview Noblin & Associates were asked to provide a replacement reserve report. Kathy made a motion to hire Noblin & Associates. Mark 2nd, all voted in favor. The cost will be paid out of the replacement reserve account \$3,200.00.

The Board Meeting Minutes of April 7, 2010 were reviewed. Kathy motioned to approve, Mark 2nd, all voted in favor.

The Board requested that CC&R be contacted to suggest a strategy and cost for repairing the deteriorated pre-cast front steps

The Board reviewed the Goals & Project worksheet.

ACMC presented a draft newsletter.

The newsletter was approved as amended.

ACMC will make the changes and mail out. ACMC provided the Board with an update on collections including information from the attorney.

The Board reviewed the violation letters that were sent out.

The April Financial Report was reviewed and approved as presented.

The next Board Meeting is scheduled for June 2, 2010 at 145-2

The Board Meeting adjourned at 8:00pm