

TOWNHOUSE ESTATES OF NORTON
c/o Advanced Condominium Management Corporation
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BOARD MEETING MINUTES
July 1, 2009

Board Members present: Kathy Petersen, Ken Scanlon and Mark Flicop. Also present: Bob Linney of ACMC. Trustees absent: Susan McCabe and Gary Bushey. Unit Owners present: None.

The Board meeting started at 6:30 PM at unit 145-2.

A brief discussion took place concerning Karol Hardscapes. The information the Board has was that they were located in Middleboro on Route 28. 508-947-1272.

The Board Meeting Minutes of June 3, 2009 were approved as presented.

The Board requested that 3 signs be installed at the mailboxes. "No Trespassing, No Soliciting, No Loitering".

The Board reviewed the Goals and Project Worksheet presented by ACMC.

The Board reviewed a proposal from CMS for the walk replacement at 141-1, 5 & 6 and 137- 5 & 6. The cost is \$4,800, all voted in favor.

The Board reviewed a proposal from MacIntyre Landscaping. No action was taken at this time.

ACMC presented the Board with a proposed contract revision allowing ACMC to bill back \$200.00 per unit for collection costs related to the management company. The Board approved the change subject to notifying the unit owners in advance. ACMC will send out a letter to all the units.

ACMC reviewed the May Financial Report. ACMC reviewed with the Board the Balance Sheet, Income and Expense and Accounts Receivable. The April Financial Report was approved as presented.

Ken provided an update on the progress of the new web page. He will send out an e-mail to the Board to request their feedback on the changes that have been made.

No August Board Meeting.

The next Board Meeting is scheduled for September 2, 2009 at 6:30 PM at 145-2.

The Board Meeting adjourned at 7:21 PM.