

TOWN HOUSE ESTATES OF NORTON

Board of Trustees Meeting Minutes

January 26, 2017

Present: Mark Flicop, Amber Hall, Marion Mattola-Brierly, Javier Trevino.

The meeting was called to order at 6:50pm. Board members convened at 141 Burt St., Unit 1.

1. The Board discussed condo fee delinquencies.
2. Waste Removal. Amber stated that THEN will be receiving credit for the 2 months we overpaid given that Republic had not been honoring the waste removal contract we had agreed to. THEN will receive a contract from Republic that locks us in at last year's pricing of \$434 per month. This is good only until July 2017. In May, FC will contact Republic to negotiate a new contract.
3. Rules and regulations review. FC will contact condo association attorney, Kathy Elia, about reviewing THEN rules and regulations as currently stated in the online governing documents. FC will consult Kathy on what and if any of the regulations need to be updated and amended.
4. FC stated that notices were sent to those unit owners who were deemed to be in violation of condo rules as a result of items (toys, basketball hoops, Tiki torches, canoe, etc.) on the premises. The owners were given 2 weeks from receipt of notice to address violations or to contact FC for plans for removal.
5. Amber circulated the Trustees-Officers-Elected and Acceptance Document for those Board members present to sign.
6. Open Forum.
 - (a) It was proposed that FC solicit owners for ideas on beautifying the property. All ideas will be submitted to FC.
 - (b) The Board clearly communicated to FC that it is imperative that the first bill to be paid per month is reserves. Thus far, no contributions have been made to reserves. The payment must be made to begin the year on the right financial footing.

The next meeting was scheduled for Thursday, February 23rd. It will begin at 6:45pm via conference call.

The meeting was adjourned at 7:45 pm.

Respectfully submitted,
Javier Trevino