

Arbor Management Company, Inc.
One Snow Road
Marshfield, MA 02050
781-837-4300

SPYGLASS LANDING CONDOMINIUMS

MANAGER'S REPORT

September 27, 2016

UNIT OWNER ISSUES:

1. 201 Stonybrook -Joanne Thompson – requests permission to have the approved railings installed
2. 6 Clipper Circle – Pegge Welch – requests permission to install 2 railings
3. 36 Spyglass – Peg Little -requests permission to have 2 railings installed
4. 11 Clipper Circle – Bill & Pat Grffith – request permission to install approved railings
5. 3 Spyglass – Mary Flaherty – would like permission to install approved railings
6. 42 Spyglass – Donna Brown – requests approval to install iron railings
7. 13 Spyglass – Bob & Janet Wawroski – request approval to install railings
8. Is board approval required for every railing?
9. What if owner only wants to install one railing?
10. 37 Spyglass requests permission to vent their range/ stove fan to outside
11. Request from 6 Spyglass to do kitchen remodel
12. Request from Dorothy Enos (31 Spyglass Landing) to park a 20 ft truck in the guest parking in front of 25-27 Spyglass for two nights (Thursday 9/29 and Friday 9/30). She and her niece will be leaving fr=or Florida early Saturday am.
13. See Service Request Listing attached

FINANCIAL STATEMENTS:

1. See attached

BUDGET:

1. In process

RESERVE STUDY:

1. Ok to make final payment? Total fee was \$9,100 . Paid to date = \$2,275

SNOW REMOVAL:

1. 2016-2017 Taylor Lumber will again be providing snow removal services.

LANDSCAPING:

1. Tomasi has installed all the new approved plantings. Unit owners have been asked to water.

MAINTENANCE ITEMS:

1. See work order list attached

OLD ITEMS:

1. Insurance Study with Paul Connolly – completed
2. Replacement Reserve study with Noblin Associates - in process – ok to make final payment?
3. Joe Saurino has been authorized to send Complaint for Declaratory Judgement to notice to Rochelle Wornum.

NEW BUSINESS:

INFORMATIONAL ITEMS:

FHA CERTIFICATION EXPIRES: 2/3/2017

ROOFS:

WINDOW WASHING: Ted Heaps, done in late June (unit owner arranges) 781-690-0228

ANNUAL MEETING: Monday – 9/19/16 – 7pm

POSSIBLE BUDGET ITEMS: