

STONE TERRACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
at THE CLUBHOUSE
June 19, 2024

1. The meeting was called to order at 3:07pm. In attendance for the Board of Directors were Ron Gomes, Pam Saidla, David Duval, and Paul Martineau. Jack Blouin was unable to attend the meeting. In attendance representing Evergreen Management Group was Pauline Martin, Association Manager.
2. Open Session: This was a closed Board Meeting.
3. The Board ratified the Meeting Minutes of the May 15, 2024, Board Meeting.
4. Financial Reports: The Board reviewed the May 2024 Financial Reports. The May financials were unanimously approved by the Board.

Operating cash on hand \$43,756; Operating reserves on hand \$95,946, and there is \$305,945 invested in CD's.

5. Administrative Matters: The next meeting is scheduled for July 17, 2024, at 3:00PM, this will be an Open Board Meeting. There will be no Board Meeting in August.

The Board is required to hold only four Open Board Meetings per year, every quarter. The remainder of the Board Meetings will be closed.

6. New Business/Old Business in following the Meeting Agenda:

6.1 Denron Hall Plumbing & HVAC has completed the replacement of the heating/hot water systems for Building 245 and Building 265. There are a few minor issues that remain to be repaired.

6.2 E.J. Prescott has ordered the parts needed to install fire hydrant risers and anticipate receiving the parts soon, this will be scheduled soon, as weather conditions permit.

6.3 We are waiting to hear from the City of Manchester Engineering Department on the erosion embankment issue behind Building 265. Board Member Paul Martineau has been trying to reach the Alderman to discuss this issue and lack of communication from the Engineering Department.

6.4 East Coast Outdoors has completed the plantings in various locations at Building 265, these plantings replaced the various dead shrubs that were recently removed.

6.5 Red Hot Pressuring Washing is scheduled to start the power washing of all buildings on July 22nd, they will start at Building 265 and the project is anticipated to last for about two weeks, weather permitting.

6.6 The Board has selected Fimbel Door as the vendor for the garage door replacement for Building 265. A new 14-foot garage door will be installed to replace the existing 18-foot garage door, which will allow ample space to install a 3-foot entry door alongside the garage door. A Special Meeting was held prior to the Board Meeting, and the owners approved the replacement of the garage door and installation of an entry door for Building 265, and the future replacement for Building 245. The work is scheduled to start on July 10th. On this date all vehicles must be removed from the garage if they plan on leaving that day prior to 730am.

No vehicles will be allowed to exit/enter the garage until late evening when the work has been completed.

6.7 We recently have been receiving calls from owners that the front entrance door lock is not working at Building 245. The door handle works when pushing it all the way down, if it doesn't work while pushing the door handle down, lift the door handle up in the top position. or way up.

6.8 The Board has met with R B Lewis Fire Control to discuss the fire system for the Common Areas. The Board has been impressed with their eye to detail. The Board will schedule another meeting with R B Lewis to address any additional questions from the Board.

There being no further business, the meeting was adjourned at 4:10pm, with the unanimous consent of those present.

Respectfully Submitted,

Pauline Martin

Pauline Martin, CMCA, AMS
Association Manager