

STONE TERRACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
at THE CLUBHOUSE
July 17, 2024

1. The meeting was called to order at 3:10pm. In attendance for the Board of Directors were Ron Gomes, Pam Saidla, Jack Blouin, and David Duval. Paul Martineau was not present. In attendance representing Evergreen Management Group was Pauline Martin, Association Manager.
2. Open Session: There were no owners present.
3. The Board ratified the Meeting Minutes of the June 19, 2024, Board Meeting.
4. Financial Reports: The Board reviewed the June 2024 Financial Reports. The June financials was unanimously approved by the Board.

Operating cash on hand \$34,098; Operating reserves on hand \$104,320, and there is \$106,344 invested with Edward Jones.

5. Administrative Matters: The next meeting is scheduled for August 21, 2024, at 3:00PM, this will be a Closed Board Meeting. The Annual Meeting is scheduled for September 7, 2024, at 10:00am.

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.

6.2 E.J. Prescott will install fire hydrant risers on July 19th.

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

6.5 Fimbel Door has installed the garage door for Building 265. The garage door needs a few minor adjustments and Fimbel Door will be completing the adjustments soon.

6.6 R.B. Lewis will be installing parts to the fire panel at Building 265 on July 19th.

6.7 Sterling Pool recently installed a new pool filter in the amount of \$2,000. The water entering the pool from the pool filter had sporadic issues with noticeably cloudy water. The new filter appears to have resolved the issue.

6.8 Bartlett Tree will be applying Fortiphite to the River Birch in front of Building 265 on or about July 22nd.

6.9 The Board unanimously approved Best Door and Lock to replace the clubhouse mechanical room door lock in the amount of \$465.

6.10 Management will reach out to Neat Clean to remind them that the stairwells need to be vacuumed weekly, especially the area going into the garage entry doors. The Board has been pleased with Neat Clean.

There being no further business, the meeting was adjourned at 4:30pm, with the unanimous consent of those present.

Respectfully Submitted,

Pauline Martin

Pauline Martin, CMCA, AMS
Association Manager