

STONE TERRACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
at THE CLUBHOUSE
June 11, 2025

1. The meeting was called to order at 3:03pm. In attendance for the Board of Directors were David Duval, Pam Saidla, Jack Blouin, Tom Lopez and Ron Gomes. In attendance representing Evergreen Management Group was Pauline Martin, Association Manager.
2. The Board ratified the Meeting Minutes of the May 21, 2025, Board Meeting.
3. Financial Reports: The Board reviewed the May 2025 Financial Reports. The May financials were unanimously approved by the Board and will be posted to TownSq.

Operating cash on hand \$76,628.65, Operating reserves on hand \$120,513.46, and there is \$158,983.62 invested with Edward Jones.

4. Administrative Matters: The next meeting is scheduled for September 17, 2025, at 3:00PM, this will be an Open Board Meeting.

The Annual Meeting is scheduled for October 4, 2025, at 10:00AM in the Clubhouse.

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

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

5.1 The Board met with Kevin Clough Landscaping to discuss the area behind Building 265 where the work was completed by the City of Manchester to address the erosion issue. Kevin will be submitting a quote for the Board to review for landscape enhancements.

5.2 The Board reviewed the proposal received from Fire Protection Team to perform the annual fire alarm system inspection. The Board has not been pleased with the unresponsiveness from R.B. Lewis. The Board unanimously agreed for Fire Protection Team to be the new vendor for all matters pertaining to the fire system.

5.3 One of the garage heaters in Building 265 has failed. This heater is needed to maintain heat in the parking garage. The Board approved the proposal received from Sanford Plumbing, Heating, and Cooling, in the amount of \$4,691 to replace one hydronic heater in the garage and to also replace the thermostatic zone valve on the first-floor south entrance.

5.4 The Board has received quotes to replace the deck boards to Trex for all second and third floor balconies. The Board unanimously approved the proposal from DeNisco Roofing and Construction in the amount of \$115,836. The railings do not need to be replaced. Owners will be notified in advance when the deck project will begin.

5.5 Dave Duval will reach out to Val's Concrete & Masonry to inquire when they anticipate on scheduling the work to replace the south end concrete steps/stairway at Building 245, the steps/stairway have deteriorated and must be replaced.

5.6 Management will send out a notice to all owners to break down their boxes prior to placing them into the dumpsters. In recent weeks both dumpsters have been overflowing from excessive trash and by breaking down and compressing the boxes, this may resolve the issue of both dumpsters filling up too quickly.

There being no further business, the meeting was adjourned at 4:01pm, with the unanimous consent of those present.

Respectfully Submitted,

Pauline Martin

Pauline Martin
Association Manager