

OLDE CANAL VILLAGE CONDO TRUST
MINUTES OF CONDO TRUSTEE BOARD MEETING
March 12, 2015

The meeting was opened by Andy Habe at 9:00 A.M..

Members of the board present: Andy Habe, Marianne Williams, Jim Hayden

Members of Board not present: Roger Lange, Romeo Berthiaume

Non- board present: Peter Garvey

1. The cash flow and bill pay report were discussed and approved. Marianne reminded the board, that through her error, last months electric bill was inadvertently paid to NStar. As a result, there was a large credit in the gas account and a large bill for the electric account.

Peter Garvey asked the board to consider having MassSaves come in to investigate any problems with insulation or windows. Andy said that we looked into this before and they said the entire building would have to be involved, not just one unit. Peter will continue to look into this.

2. Trustee communication forms: Marianne brought information regarding the ice dams. The report she had included information on the 16 residents who were filing for damages. Superior roofing raked the snow and channeled the ice on 28 roofs. The charge for this was \$10,800. Andy, Jim, and Marianne all reported the positive comments made by the residents regarding the courteous and considerate workers who worked in freezing cold conditions on the roofs.

Peter suggested that the heating wires be placed in the gullies of the roofs as the ices seems to form in these areas causing the damage to the inside of the condo.

3. a. Gas vent signs: Andy reported that Tom Fermi has a quote from a website for purchasing these fire department approved signs. This quote is \$3.00 per sign. Marianne reported that she called the gas company and they suggested we purchase them from a plumber. She will ask Ed Oleksyk from White Eagle Plumbing to see if he can get them from his supplier. She will give her report in April.

b. Shed driveway- tabled until April.

c. Dowding push back of snow- Jim will discuss with J.R. the need for better removal of snow around fire hydrants and drains in road. Because of the snow and ice not being removed from the drain near Ann Krause, she had a lake develop twice up her drive which, when iced over, would have prevented her from leaving her home or from any emergency vehicle from coming to her aid if needed. This was due to the thick ice which had to be chopped through in order for the water to drain. The ice formed because the drain was not cleared by the plow.

d. Marianne reported on the investigation by the CAU representation who examined the complex because of the new policy awarded to Olde Canal Village. He visited two homes, Marianne's and the Whitehouse's. He checked for fire alarms and CO detectors

and took pictures of these units as well as the furnace in each condo. He also took pictures of various areas outside the homes. He asked a number of questions regarding the complex, including whether or not people had personal fire extinguishers in their homes. Marianne thought most did.

e. Peter Garvey is helping Jim with the Team Blue, that is with building problems.

f. Identification markers for fire hydrants: Jim and Peter will look into this need to identify the hydrants when the snow is blocking them.

4. a. The board continues to ask people to assist those who are not able to do things like shovel snow or rake roofs.

b. The board continues to review the Operations teams,

5. The board would like to acknowledge the assistance Tom Fermi gave to the community while Romeo was away. He changed over 40 light bulbs and assisted Marianne in finding the gas vents after the large snow storms in case they needed clearing.

6. Ed Machacz, Pete Garvey and Julie Villani reported they are willing to help.

Trustee comments:

Marianne reported that she spoke with Wilson and he would be available to shovel snow or rake roofs but it would have to be after work. He is currently working in a factory and would be available after 4. If anyone needs to call him, call Marianne for his number. The resident would set up the time, day, and cost for any work done by Wilson.

Meeting adjourned at 10:30 A.M.

Respectfully submitted by Marianne Williams