

**OAK BRIDGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
THURSDAY AUGUST 18, 2011**

Present: Bob Boley - President
 Susan Mulhearn - Director
 Carol Cushing - Secretary
 Marian Gynan - Director
 Denise Berry - Director
 Elaine Devlin - Great North Property Management

1. OPEN SESSION:

2. The regular meeting was called to order at 6:00 PM

3. MINUTES:

A motion was made by Carol Cushing, seconded by Sue Mulhearn to approve the minutes of the July 12, 2011 Board meeting.

The motion passed, all in favor.

4. FINANCIALS:

Elaine gave an overview of the July financials giving a little more detail as a new member was attending her first meeting.

The Board has asked that going forward, quarterly statements be sent to owners who have outstanding fines on their accounts

5. OLD BUSINESS:

RT Electric Proposal – A revised proposal from RT Electric was presented to the Board, for the repair of the intercom systems in buildings #1 & #2. The repair involves replacing the existing panels with ACS vandal-proof panels, plus amplifier and power supply for each panel. The cost is \$3,440.00.

A motion was made by Sue Mulhearn, seconded by Marian Gynan to approve the proposal.

The motion passed, all in favor.

Parking Fines – The Board agreed that for every month a parking fine is not paid, an additional fine will be assessed.

A motion was made by Denise Berry, seconded by Marian Gynan to approve the new fine policy.

The motion passed, all in favor.

6. NEW BUSINESS:

RT Electric – Per Dennis Levasseur's request, RT Electric submitted a proposal at to re-wire the intercoms. The proposal came in at \$4,337.00. Elaine will obtain an additional bid.

Sentry Roofing – Elaine will contact Paul Modzelski relative to doing a walk-thru with Bob, Dennis and she so that the roofs, gutters and other items pertaining to the contract can be inspected. She will ask Paul to be available for August 24th.

7. OTHER BUSINESS:

Key Fob De-activation - Bob Boley suggested that key fobs be de-activated after sixty (60) days delinquency with the exception for owners who are complying with payment plans. Should an owner fall off their payment plan then their fob would be de-activated.

A motion was made by Sue Mulhearn, seconded by Marian Gynan to approve the sixty (60) day rule.

The motion passed, all in favor.

Newsletter – Items to be included in the next newsletter are:

1. Recycling – diapers, pet waste, wood, metal etc. are not to be disposed of in the recycling dumpsters
2. Carpet Cleaning - will be scheduled between mid-October – November 1st
3. Pool Rules – will be included and also a mention that toddlers wearing baby diapers are not permitted in the pool or the hot tub.

7. EXECUTIVE SESSION:

8. SET DATE FOR NEXT BOARD OF DIRECTORS MEETING:

The next Board meeting is scheduled for Thursday, September 15th, 2011 at the pool house at 6:00 PM.

9. ADJOURNMENT:

Meeting adjourned at 8:45 PM.