

**Society Hill Condominium Association**  
**Board Meeting Minutes**  
**October 10, 2017**

Board Members Present: Regina Sullivan, Sarah Hoye, Ellie Montemerlo, Jake Weisberg, Dave Varano  
RPM Present: Tanya and Brian Egan

The open meeting was called to order at 6:00P.M. at the clubhouse located at 7 Bernards Road, Merrimack, NH

Open Meeting:

5 Bernards Unit 6 - Rosemary Dillon

Question about the need for parking rules. The rules state two cars per unit. The visitors lot, should this be changed to visitors only with no resident overflow.

133 Middlesex Rd – Rachelle Belletete

Question concerning parking and about being towed. Question concerning the parking for the clubhouse events.

145 Middlesex Rd – Nancy Ramirez

Question about lighting at the new bus stop. Dangers and issue with no lights at the new bus stop

5 Bernards Unit 5 – Barbara Ansley

Concerns about the new bus stop. The plowing going to stop at the emergency bar or will it be plowed to the street. The sign at Bernards parking lot move from one side of entrance to the other side of the entrance for better viewing.

Board meeting started at 7:00 pm

Minutes of the August 22, 2017 Quarterly Meeting were reviewed, edited.

**Action Taken:** Regina made a motion to approve the August 22, 2017 minutes as edited. Sarah seconded the motion. There was no discussion following the motion.

**Vote:** 4 in favor. Motion passed.

**Maintenance Overview was presented by Brian Egan.**

- Gionet Home Improvement was finished with the repairs to 112 Middlesex rd.
- Pin Point Line striping provided a quoted price that was under the limit given by the Board of Directors. They are scheduled for the 19<sup>th</sup> of October to be out on the property.
- Gate City Fence has provided a proposal for the short section of fence at the Bernards Road dumpster location.
- Gionet Home Improvement has provided a proposal for the utility doors and Middlesex road. The doors are of varying sizes and the approximate cost per door is \$662 not installed. They would require installation and paint. Installation would bring each door cost closer to \$1000.
- The alarm systems were tested at all the multiplex buildings. Only 2 Scituate had problems. A proposal will be forthcoming for the repairs necessary.

## Project Proposals presented by RPM

1. Brian presented a proposal from Gate City Fence Company, Inc. for a straight section of fencing to block the view of the dumpster opening at the top of Bernards road.  
**Action Taken:** Quote provided was lower than amount the board approved in previous session. Resolution is to move forward with fence installation.
2. Brian presented quotes from Gionets Home Improvement for the utility doors  
**Action Taken:** Tabled  
**Discussion Points:** The Board would like to have a count and quote for all the utility doors needed to be replaced on all townhouse units.
3. The replacement tree at 14 Middlesex Road was brought up for discussion due to Lamberts inability to provide the tree at this time.  
**Action Taken:** Jake motioned, Sarah seconded. Discussion followed.  
**Discussion Points:** Resolution Property Management to provide tree from another contractor if they can guarantee the tree for one year. The proposal price needed to remain at or below the previous quoted price of \$1050 also.  
**Vote:** 4 in favor. 1 Abstained Motion passed
4. Brian presented the pool umbrella stand issue to the Board  
**Action Taken:** Discussion followed.  
**Discussion Points:** What is the cost difference between buying new and repairing the one that are on property.  
**Vote:** Tabled.

## New Business:

1. Brian presented a proposal from Gate City Tree. Proposal is an hourly quote for trimming of the trees. Gate City Tree stated that the total cost would be close to \$40,000 for the entire property.  
**Action Taken:** Regina motioned a cost limit of \$32,000 for the tree trimming, David Motioned \$15,000 for the tree limit with Brunswick and dangerous trees priority. Ellie seconded David's motion.  
**Discussion Points:** The trees that are a danger to the property need to be removed before winter, Brunswick road needs to be trimmed up before snowfall. The branches on Brunswick will lean into the road when loaded with snow creating hazards.  
**Vote:** 4 in favor. 1 not in favor. Motion passed.
2. Tanya discussed parking issues and workable solutions for this. If parking placards are going to be used the parking system should be implemented.  
**Action Taken:** David motioned for 1 Placard per unit. Discussion ensued.  
**Discussion:** Pros and cons of having parking placards. When should this be implemented. Overflow/ visitor parking what needs to be done with this area. Possible study to add additional parking areas.  
**Vote:** Vote on David's motion, Sarah Seconded  
3 No, 2 yes. Motion declined  
Jake motioned 2 Placards per unit, David seconded  
All approved

3. Visitor lot is to remain a visitor lot and not an overflow lot for resident vehicles. There is to be a seven (7) day time limit for cars at the visitor's lot.

**Action taken:** Regina Motioned; Ellie seconded.

**Discussion points:**

**Vote:** 5 in favor

4. August Financial Reports & TD Bank Statements were presented for review and questions.
5. Tanya reviewed the Delinquency Report and updated the Board regarding collection activities.

**Action Taken:** David made a motion to adjourn at 10:00 P.M. Sarah 2<sup>nd</sup>.

Vote: All in favor. Motion passed

Next meeting: November 14, 2017 @ 6:00.