

Seaport Condominium at Marina Bay

Minutes to March 28, 2012 meeting

Board present: Joanne Farnham (Chair), Les Gosule (Treasurer), Laura Kelly and Ben Muscante

Management: Kiran Ruparel

Meeting called to order at 7:30 pm

Treasurers Report: Treasurer Gosule provided an overview of the December 31, 2011 year end financial statements, the 2012 Budget and the year-to-date activity through February 29, 2012.

Update on Elevator: Trustee Muscante provided an update on the elevator modernization. It is expected that the second elevator should be completed in the upcoming month.

Arborist: With the mild winter and recent warmer weather, the trees have started to bud. An arborist will be selected based on the final proposals and work will be scheduled for the fall.

Water Tank Update: Trustee Muscante provided an overview on the water tank. Trustees have requested an engineer to confirm that the high-efficiency tanks will work with the building.

Building Signs: Manager Ruparel provided an update on the signage for the address. Trustee Kelly also commented that the Board is in the process of selecting proper signs to deter dog walkers from allowing dogs on the Seaport grounds.

Gym Hours: Chair Farnham asked that those present express their opinion on the gym hours. After a lengthy discuss, the Board agreed that they would revisit the gym hours based on the feedback that they received and make a final decision in Executive session that evening.

Open Forum:

There was a discussion regarding the HVAC line flush scheduled for April.

Chair Farnham reminded those present to submit a nomination form for the upcoming Annual Meeting. She urged all to attend the Annual Meeting, as it is important that there be a quorum for the meeting. She provided an overview of the proposed changes to the ByLaws.

A unit owner inquired about consideration of allowing pets at the Seaport. Treasurer Gosule reminded those present that the By Laws explicitly restrict pets in the building. An owner suggested that the Board conduct a survey of unit owners. Trustee Kelly suggested that if enough unit owners expressed an independent desire for the consideration, that the Board would discuss further.

There was additional conversation regarding repairs work needed on the dividers on the balcony.

There was a discussion regarding future updates to the lobby furniture and décor. It was a recommendation to form a committee to discuss design ideas.

For next month: Election of Board of Trustees, elevator update, and security hours.

Next meeting (Annual Meeting) is on April 25^h at 7:30pm.

Meeting adjourned at 8:10pm

Respectfully submitted,
Laura Kelly