



Beacon Gate Condominium Association  
Meeting Minutes for April 25, 2006  
Trustee Meeting  
Dannin Management  
6:30 PM

**Present**

**Board Members**

Ann Marie Carlson, President  
Gail Litvin  
Ann Kennedy  
Cynthia Huff  
Holly Carson  
Mary Erskine  
Ted Brown

**Dannin Management**

Annie Stefanelli  
Channell Madison

**I. Administrative:**

6D certificates were handed out and signed by the trustees.

**II. Resident Concerns:**

- 1064B- Tenant gave 8 days notice, breaking lease and was advised that she is still responsible for payment of rent until lease has ended. Unit has been listed. The board agreed that tenant should be held responsible for full payment of lease penalty and realtor fees. Tenant will be notified by Dannin.
- A rodent problem has been brought to Dannin's attention in 1060 # 11. The unit has been exterminated. Holly Carson stated that her unit may be infected as well. Annie advised the board that the cause for rodents may be due to construction in the building. It was noted that two residents may have been doing interior renovations. A notice will be posted for residents to


contact Dannin if they notice any mice in their units for extermination.

- .1060- A - It was brought to the boards attention that the unit owner is suing the association for not fixing the sewer line from August of 2004. Annie advised the board that they did in fact fix the sewer line and no further communication has come forth from this unit owner since the repairs were made. A motion to dismiss three of the five accounts was filed and approved. Paperwork will be refilled with Greater New York Insurance originally filed with Middlesex Insurance who did not insure the building at the time. Access will be gained by the associations attorney and the underwriter to determine if there are any ongoing problems in need of repair.

### III. Financial Review:

\$75,000 in reserves. Annie discussed with the board putting some of the funds into a C.D. Holly suggested "staggering" the funds to see how it works instead of investing a large amount in the beginning. Moving funds will occur over the summer months to accounts with the highest interest bearing returns.

### IV. Property Concerns / Updates:



Hallway project- The Board continued to discuss the hallway renovation project. The Board approved a special assessment in the amount of \$122,000 to fund this project. The amount was increased slightly from the previous figures as Annie suggested the contingency amount be increased for unforeseens from 10-15%. The Board agreed and unanimously approved the special assessment. Assessment letters will be sent out prior to May 1 for the start of the assessment beginning June 1, 2006. The assessment will be levied for 9 months giving the unit owners time to remit payments while still allowing the payments to be met with the contractors upon completion of the project in the Spring of 2007. The board expanded on the safety concerns with the wiring in the building and will be expanding upon those concerns in the assessment letter to the unit owners.

### V. Other:

No new business came before the board.

**VI. Adjourned:**

The meeting adjourned at 8:00pm

**VII. Next Meeting: June 27, 2006**

**VIII. Executive Session:** An executive session was held.