



Beacon Gate Condominium Association
Meeting Minutes for November 7, 2005
Trustee Meeting
Dannin Management 6:30 PM

Present

Board Members

Ann Marie Carlson, President
Gail Litvin
Ann Kennedy
Cynthia Huff
David Kula, Treasurer
Mary Erskine
Ted Brown (not present)

Dannin Management

Annie Stefanelli
Justin Lopes

I. Administrative:

The board reviewed and signed the engagement letter from the Associations accountant to begin the year-end accounting.

The board also unanimously approved last month meeting minutes.

II. Resident Concerns:

- 1064 - Courtyard entryway door will be repaired or replaced if necessary to avoid rain and snow entering courtyard
- Pipe banging was discussed. Dannin will continue to investigate.
- 1060 Beacon rear door - Bulb is out over back doorway.
- 1056 Beacon - Photocells on the roof lights need to adjusted or perhaps dimmed down. A "softer" bulb was suggested.

III. Financial Review:

YTD we are currently \$8,000 over budget on maintenance expenses (mainly due to HVAC/Plumbing issues) and \$7,800 under on utilities. The property locked in an oil rate of \$2.09/gallon with Cubby Oil. The reserve account currently \$65,000 and there are 0 units 30 days in arrears.

IV. Property Concerns / Updates:

* Hallway Renovations - Dannin Management has only received a total of 33 hallway questionnaires back to their office. Of the 33 only 16 units agreed to move forward with the hallway renovation projects and 17 unit owners did not agree with the hallway renovations and are not in favor of an assessment for hallway renovations.

The board discussed other alternatives for both situations. The Board discussed options pertaining to securing a mortgage against the assets (association owned units) to fund this project. Dannin will investigate loan options.

V. Other:

No other business.

VI. Adjourned:

The meeting adjourned at 8:00pm

VII. Next Meeting:

Next meeting will be held on January 24, 2006