



BASEBALL FACTORY CONDOMINIUM TRUST

12 Walnut Street – Unit 20
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Trustees:
John Clark
Matt Saari
Adam Sowalsky
Gerre Spriggs
Ryan Strong

Trustee Meeting Minutes 7/22/10

- In attendance:

John Clark
Ryan Strong
Gerre Spriggs

- Items for Discussion
 - Financial – Gerre provided Trustees with the current building financial situation to include Checking and Savings account balances.
 - Status of Special Assesment payments – Gerre notified Trustees that to date 3 units have paid in full and 2 units have made partial payments
 - Budget(FHA/Reserves) - John will check FHA requirements for amount of reserve that has to be maintained.
 - Roof work planning – It was agreed that the top roof is in need of repair that will have to be done in the next few years. This work is estimated at \$24,300 and will require a special assessment to accomplish.
 - Fire Doors – It was agreed to purchase 2 fire doors that are in need of replacement, to contact vendor for installation, and to hire Matt Webb to stain doors.
 - Security Issues: It was agreed to have John Cain do repair needed on emergency exit door to prevent access from outside.
 - Parking: John took the application to the Planning Department to appear before the ZBA re parking and was told that our obligation is to comply with the current ZBA directive which requires that we provide 20 spaces for residents and the remaining 8 for the commercial unit. No further action is necessary at this time. Any additional parking requirements for commercial use are the responsibility of the the commercial unit owner.

- New/other issues
 1. Prioritize and rank the remainder of work that will need to be done to the interior and exterior of the building – Done by Trustees in attendance.
 2. Repairs to courtyard brick – Ryan will contact Paul Piccioli about his estimate for the repairs
 3. Repair stairwells and holes in steps – John will do repairs
 4. Repair cracks in parking lot pavement – All agreed to hire M&D Services to do the work
 5. Repairs required by Sprinkler System inspection -Gerre to e-mail to Trustees estimate received from HFP Sprinkler.