



## BASEBALL FACTORY CONDOMINIUM TRUST

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Trustees:  
John Clark  
Matt Saari  
Adam Sowalsky  
Gerre Spriggs  
Ryan Strong

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### Trustee Meeting Minutes 10/19/10

In attendance:

John Clark  
Matt Saari  
Adam Sowalsky  
Ryan Strong  
Gerre Spriggs

- Items for Discussion:

- ZBA Notice – Notice was received from the Natick Zoning Board that they will hear a petition of Ken Phillips requesting modification to the prior ZBA decision #850012 in order to modify or delete Condition #7 which states “ Any change in the commercial activities on this property shall require a review by this Board.” John was told by the clerk that the Board will consider removing the original restriction if doing so will not cause a hardship to anyone in the area.

Adam suggested the Trustees make a short statement of facts in the interim stating that removing the restriction will cause a hardship for the building owners.

It was suggested that the Trustees talk to as many BBF owners and abutters to get them to attend and voice their opinion in this matter.

John reported he had already made neighborhood contacts with owners of the Outdoor Store and Hanna's Hearing Aid store.

- Financial – Gerre provided Trustees with the current building financial situation to include Checking and Savings account balances. It was suggested that we look into investing some of the reserve funds in insured CD's. It was noted by the Treasurer that we would probably need agreement of all owners. It was decided that this something we can look into.

Status of Special Assessment payments – Gerre notified Trustees that to date 4 units have paid in full, 3 units have made partial monthly payments, and 1 unit has paid over has their assessment.

- Other Issues:

- Elevator Inspection: - Gerre notified all that the building elevator inspection is scheduled for Thursday 10/21/10 at 11:00 am.
- Parking lot lights - It was noted that the parking lot lights are not coming on before it gets dark and need to be reset. John will look into getting on schedule.
- Dumpster – It was agreed to have signs put on the dumpster to discourage dumping by other than occupants of the building. Gerre will contact Allied Waste to obtain signs.

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- Hole in Fence next to Dumpster – It was decided to talk to two of the owners about contacts who could possibly get us enough fence to cover the hole. John will talk to owners.
- Trees Pruning – Ryan will contact vendor about pruning trees on Walnut St side of building and the courtyard.
- Condo Beautification Committee – It was agreed to form the committee
- Smoking Sign – It was suggested that we put up “Please Close Door” when smoking signs on all exit doors. All agreed.