

Bay Square Minutes
August 20, 2007

The meeting was called to order by Chair, John Patrick at 7:05 pm. Attending were Board Members Jackie Landau, Ann Oppenheimer, and Nancy Jacobson. Joe Andrade and Derik Opdyke were also present. Oktor Skjaev was absent.

Open session. Emanuele Striedter asked for clarification on the new pool rules. General discussion followed.

Minutes of the previous meeting were approved unanimously.

Financials were presented by Derik who responded to a few questions.

Pergola replacement was discussed again. Jackie moved and Nancy seconded that we spend \$25,959.06, the estimate given by Walpole, and that the work begin and end in October. Unanimous. Jackie moved and Ann seconded that Derik should give us the cost in writing for Thayer's supervision which should not exceed \$1500. We will pay the half down required once Derik has spoken with the Walpole representative again.

Jackie obtained quotes for the **Fall Party** from Bon Appetite (617-484-4900.) They will provide hot dogs and hamburgers, corn on the cob, salad (potato or pasta), watermelon, cookies and paper products for 60 people for \$819 or \$11 per person. Derik will check to see that the outfit is reputable and if so will be okay so they will retain the date. Jackie will follow through when she returns.

Work on the **2008 Budget** will begin in September. Jackie, Ann and John will meet to start the process. Major or minor needs should be addressed. Any Board Members with suggestions should notify the above or bring them to the September meeting. Joe is going to get some rough estimates for roof repair which is still a few years off. We should also be prepared in case the old fire panel wears out and parts are no longer available. A new one is in the \$55,000 range.

Joe discussed the **maintenance** issues. The Carpets have been cleaned, the leak caused by a condensation line has been repaired, the outside caulking is 75% finished, and another leak has been repaired. Pool vibrations were mentioned by Jackie and John.

New Business regarding easements in the garage parking spaces was discussed because an owner asked about selling his condo while keeping the easement on his garage space. This led to prolonged discussion between easements and deeded spaces. Derik is going to look into this. Are easements inevitably attached to the units?

The next meeting will be September 24 at six.

At nine the meeting was adjourned.

Nancy Jacobson, Secretary