

# Homeowners at Laurel Park

## Minutes for March 21, 2016

**Attending:** Wendy Kane, Judson Brown, David Baker, Kristopher Severy, Fred Cohen, property manager Michael Pancione. Homeowners Elizabeth Nett #100, Scott and Liz Craven #13; Gerard DeBettencourt from Minuteman Pest Control.

### Public Session

- **Drainage problem:** #13: Concern about run-off and inadequate drainage of parking lot. Owners have tried to divert water with hay bales and silt berms but problem persists. Possibility of dry-well discussed. Concern about run off into leach fields in area also noted. M. Pancione to investigate.
- **Route 5 Fence:** #13: Inquiry about possibility of park building a fence along Route 5 to block noise and discourage foot traffic. Note made that there is a break in the wire fence. M. Pancione says rough early estimate for cost of stockade fence was \$15,000. Such a project would require vote by homeowners. Homeowners advised that 12 households can call for a special meeting.
- **Mosquito Control:** Presentation on commonsense steps, including fans and elimination of standing water, plus professional options for mosquito control , such as “misting” park perimeter with organic pesticides, by Gerard DeBettencourt, certified entomologist from Minuteman Pest Control. Perimeter treatment would cost roughly \$1,000 to \$1,500 per month. Hand -outs include list of and details on organics. List of questions from various homeowners about side effects of spraying including possible harm to other insects like butterflies( no threat) and spiders (yes, a threat) , affect on people with breathing issues (no known medical threat), community garden produce etc. addressed. On behalf of Bobbie Smith at #66 David Baker distributes paper arguing against spraying . City has not been contacted. No decision made by board. .
- **Dog complaint:** Report received about pit bull belonging to friend of occupant of #99 was off leash 3/17. K. Severy to follow up with owner, R. Starr.

### Property Manager Report

- **Budget report:** M. Pancione refers to the balance sheet that shows “reserves” at \$125,000 and a healthy checking account balance (\$40,437). Other than the need to replace the roof at the post office, no major work on buildings anticipated.
- **Fees in arrears:** #107: Concern about continuing rental when fees have not paid. K. Severy to write letter. #66: Wells Fargo has been contacted twice. Property has been shifted to another division.
- #94: See K. Severy e-mail letter to Atty. Melnick dated 2.26.26. There has been no response from Atty. Melnick. K. Severy to follow up.

- Mosquito control: response to concerns: Bio dunks will be placed in targeted areas in the park by Pancione Associates to begin immediately and continue monthly. Extensive “dunk map” shared.
- #72: Expansion of deck by three boards to reinforce where tree is growing through approved. Hemlock is small and does not need trimming.
- #66: Sump pump(s) have been working in basement thanks to electricity provided by neighbor. Heater now taken out.
- Tractor: M. Pancione advises keeping it as it is used by his crew.
- Air compressor at garage: Under repair
- Gleason and Johndrow contract for “landscape management” approved: \$1,900 for spring clean-up, \$3,900 for mowing service, \$5,200 for fall clean-up. Pancione will do pile pick-up.
- D. Baker says that #111 is for sale by bank who could “care less” about orientation and would shake off \$500 fine for selling without orientation. He proposes, and the board approves, a procedure whereby a 6-D Certificate (as described in Mass condo law Chapter 186) will not be granted to any new owner without presentation of sign-off from orientation chair that orientation has been given.
- M. Pancione presents board request for increase of monthly management fee from \$2530 per month to \$3,000 per month. This increase was supposed to have happened after first full year of service 6 years ago, he explained. He notes that contract is on month-by-month basis. (See letter.)

## **Schedule next meeting: April 18, 2016**

## **Approve 1/18/16 minutes: N/A**

## **Old business**

- #59 : Motion from D. Baker that easement be approved for window/well as required to meet fire egress code. Approved unanimously.
- Website: Itabix to be hired to put up Website. Cost roughly \$1,000. Web postings will be minimal cost.
- #69 stairway railing construction: F. Cohen moves that railing be accepted as a reasonable accommodation for a disability. Approved unanimously.
- #41 rental: VP Lynda Holliday did orientation for renters. Property reportedly sold.
- Improvement list for 2016 discussed: Four priorities: Paving of North Warren Street (K. Severy says membership approval not required.) Drainage at Baker Street and the Circle. Remediation of drainage issues at #13. Northampton Street partial re-paving also under consideration.

## New business

- Management fee discussion: Kathy Murri points out that this increase was not provided for in 2016 budget. She recommends to table until K. Murri has conferred with Pancione on where the additional \$5,640 will come from in the budget. Board approves.
- Orientation: Orientation given to #88, #41 and #109. VP Holliday not present at meeting due to medical reasons, but she reports that all orientation forms and associated information was faxed to Pancione and that all renter information is currently up to date as well.
- .Point made that sellers and real estate people do not always notify people about need for orientation. . K. Severy to call realtors.
- #21: Work done to roof. Committee needs permits. Insurance certificates have been provided. W. Kane to write owner. Also need certificate of liability.
- #61 renters update: Orientation of renters done, as per W. Kane. D. Baker asked whether this is a hardship rental; if not, should be limited to 6 months.