



**Chapman Place Condominium Trust
Board of Trustees Meeting Minutes
May 9, 2023, Regular Session**



ATTENDEES: President Linda Novelli; Vice President Debra Brideau; Secretary Anna Piccolomini; Treasurer Sharon Pollitt; Trustee Harry Shattuck; Trustee Marianne Pierce; Property Manager Gary Zimmerman

Absent:

Meeting called to order at 6:30 pm

Visitor(s): Unit 79

APPROVAL OF BOARD MINUTES: Motion by Debra to accept last month’s minutes with changes, second by Anna vote 6-0

<i>Issue</i>	<i>Discussion</i>	<i>Action or Vote</i>
Financial Statements — Balance Sheet and Income/Expense		
Review of action list		
Bids submitted for trash pickup	Current contract expires in November The Board had a concern there could be a yearly price increase and would like to see something that shows they can cancel if the price increase is too high.	Vote: Motion by Sharon to accept Waste Management bid for trash pickup, second by Marianne Action: Over the next few months start working the conversion process and talk to the rep on cancelation if price increase each year goes too high.
Unit 31 garage	Balance still owed on garage door; we have been working on getting the garage replaced.	Action: Continue to work this issue
Gutter cleaning	Price increase from \$3,200 to \$4,000	Vote: Motion by Marianne to accept the price increase, second by Harry. 6-0 Action: Gary to continue doing yearly gutter cleaning in the fall
Pool update	Pool re-plastering has started. Hope to have it completed by June	
Gas grill rule modification	Due to the gas grill fire last month. 2 proposed rule modifications are being submitted. <ul style="list-style-type: none"> • Only 1 gas grill allowed per unit • Max tank size 25 pounds 	Vote: Motion by Linda to accept gas grill modifications as stated in the meeting, second by Harry. 6-0 Action: Update rule for gas grills.
Gary’s contract expired	Gary submitted proposal for new contract	Action: email the board 2022 total hours and board to meet prior to next months meeting.
Unit owner correspondence		<u>All correspondences to be sent out within 7-10 days.</u>
FYI’s – <ul style="list-style-type: none"> • <u>Wo’s</u>: created 8, open 13 • <u>CCR</u>: created 4, open 1 		



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Executive Session:

Executive session	Balances over \$500	
nothing		

Motion by Marianne to adjourn the public meeting, second by Sharon 6-0 7:50pm