

Old Colony Condominium Trust 11 Robert Toner Blvd., Suite # 5 PMB # 235 North Attleboro, MA 02763 trustees@oldcolonycondo.com http://www.oldcolonycondo.com

Minutes of the Meeting for December 5, 2017

The December meeting was held at Unit # 49. In attendance were trustees Janice Lombardi, Jennifer Motay, Jenna Smith, and Pamela Wojnar, and bookkeeper Denise Farrington.

Also in attendance were Leo Foussekis and Samantha Lee (unit 44) to express their concerns about the illegal parking happening around the 70 Broadway entrance. All residents are reminded to parking in one of their two deeded parking spaces, or in a visitor space to ensure a safe community for all residents.

Per the 2017 budget, which was distributed via email to all unit owners, the monthly condo fee for 2018 will remain at \$245 per month.

The next meeting will be held in January 16, 2018 at Unit 61.

- Please check your exterior dryer vents to be sure they are clean of lint. The build-up of lint creates a fire hazard. We recommend cleaning them monthly, or weekly if your dryer use mandates it.
- The snow removal policy and procedure is now in effect. The policy is available the website at <u>www.oldcolonycondo.com</u>. If you are in need of a copy, please let us know. It is imperative that all residents are in compliance with the procedure in order for it to work. Unit owners will be fined for non-compliance.
- Be sure to have on-hand an ice-melt product for use on your steps and walkways. Please make certain that it does not contain sodium chloride, as this eats away the cement on the stairs. Ensuring safe passage to and from your unit is your responsibility. The last couple of years we have had spot melting during the day that freezes at night and doesn't warrant the contractor coming in and applying ice melt.
- Residents are urged to check the notice board at the mailboxes for any important notices that may affect the community. We will also post the important messages on our website.
- > No overnight parking in the fire lane, or behind parking spaces. Violators will be towed at their expense
- The holiday season is upon us and many residents enjoy decorating their homes for the season. Please follow the guidelines set forth in the condo docs, as follows:
 - \circ $\;$ nothing may be attached to the outside walls (siding) of the units
 - o solid lights (i.e., non-blinking, non-chasing) may be placed on the bushes and the railings
 - \circ no large inflatable or lighted lawn figures are allowed; small unlit yard decorations may be used
- > When it comes time to dispose of Christmas trees, please place to the right of the dumpsters, **not** inside.
- When "warming up" your vehicles, please be courteous to your neighbors with regard to noise and odor emissions and do not let your vehicle idle for any longer than is absolutely necessary.
- Please continue to keep your speeds down. The posted limit is 5 mph and should be observed at all times.
- > As you renew your homeowners insurance, don't forget to email or mail a copy to the Board of Trustees.