

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 June 24, 2019

The annual meeting was held In the horseshoe area on the 70 Broadway side of the Association. All trustees were in attendance: Charlie Blais (unit 21), Janice Lombardi (unit 61), Steve Masse (unit 7), Jenna Smith (unit 31), and Pamela Wojnar (unit 49), as well as Denise Farrington, bookkeeper.

There were not enough owners in attendance for a quorum so a motion was made to accept those in attendance as a quorum. Motion was seconded, and passed.

Current Association Rules and Regulations, and Financial Statements were distributed. These were also distributed via email.



Grounds/Maintenance:

Plants throughout the property continue to be replaced as needed. Weeding is done throughout the complex; however, the amount of rain has made it challenging to stay ahead of the weeds. Additionally, having birdfeeders on the property promotes weed growth so birdfeeders are no longer allowed on the property. The Board asked owners to help enforce this new policy by communicating it to neighbors and/or letting the Board know if they see any birdfeeders. Hummingbird feeders are fine as they do not contain seeds.

Additional speed bumps were purchased and put down this year in an effort to curtail people from speeding in the complex.

No steps will be replaced this year, as the remaining steps are in good condition. The goal is to have the complex power washed instead. If anyone knows of a good power washing company, please contact the Board.

Reminder that decks need to be maintained by the owners, and if in need of power washing and/or painting this must be completed by July 15, 2019, weather permitting.

The stairs and stoops to the entrance of each unit cannot have plants, or other items on them as they present a hazard to anyone approaching or leaving the unit; such as delivery people, and workers.

Mattresses, box springs, couches, and other oversize items may NOT be put in the dumpsters. Residents should arrange for removal on own, or by calling Dooley Disposal Services at 508-543-1389 to arrange pick-up and payment.

Leasing Restrictions:

For several years we have tried to have unit owners' vote on implementing a leasing restriction to ensure the majority of the units are owner-occupied. We have been unable to collect enough total responses from the unit owners to constitute a quorum. We will be distributing the paperwork again to all unit owners and request that you return it so that we can either move forward, or put the issue to rest. Not returning your paperwork does NOT equal a no vote, or an abstention; it means we don't collect enough votes to do anything.

Insurance:

As you renew your homeowner's insurance, don't forget to email or mail a copy to the Board of Trustees.

Community Cookout:

Discussion was had about a Community Cookout, which will be held on Saturday, September 21, 2019, in the open area behind units 1-12 and 47-50. The rain date is September 22nd. The Association will be providing hamburgers and hotdogs, and we would like to have residents bring their favorite sides or desserts. Keep an eye out for emails, and flyers with more details, and rsvp information.

Board of Trustees:

The question was posed as to whether any unit owners were interested in joining the Board. Bethany Shippy, Unit 12, expressed an interest.

Motion was made for the current Board members to serve another term with the addition of Bethany Shippy. Motion was seconded, and passed.

Meeting was adjourned at 7:10pm