

Westborough Village Condominium Trust

Date: 26 February 2025

Board of Trustees: Venugopala Dodda, Chetan Sharma, Kenya Santos, Nikhil Thakoor

Brigs LLC: John Donahue

DISCUSSION	ACTION/DECISION
Meeting Minutes	<ul style="list-style-type: none">• Nomination for open Trustee Positions – We received 3 applications for open trustee position. The board was not yet ready to nominate a trustee out of the 3 applicants.• Roof Inspections – It is unclear whether any study was conducted when Toll Brothers handed over to Dartmouth. Board Members to follow up to check if any roof assessments were performed.• Clubhouse Changes – DeMello and Martel will inspect the smart thermostat, Mass Save lights, and related components.• Clubhouse Maintenance – Jack will arrange for someone to evaluate and address maintenance needs.• Broken AC lines during snow cleaning – Rosado will handle the broken AC lines repair.• Fire Panel Replacement (10 Fire Panels) – Chipman, performed replacements. Scheduled to visit in March for the last changes in this round.• Backflow Repair at 61 Townsend – DeMello will address this at a later date.• Tree Pruning & Cutting – Mayer landscaping will be onsite on March 6th to perform the tree cutting and pruning.• Rosado Equipment Issues – Some concerns were raised about their equipment causing vibrations strong enough to shake houses during snow removal.
Financial Statements	N/A
Accounts Receivable	N/A
Old Business	N/A
	Owners Session <ul style="list-style-type: none">• 11 Corning Fairbanks Way:<ul style="list-style-type: none">○ Cracks have appeared in the house, allegedly due to snow removal activities a ticket will be submitted for follow-up.○ Do we have the exterior painting schedule? For wooden trims over the window. Jack to follow up, discuss with board and provide an answer○ Rosado had removed/destroyed some ornamental bushes while performing tree work, will they be replanting those? Jack to follow up with Rosado.○ The outside of the houses facing the adjacent community was never power washed as that community was under construction. Is there any plan to power wash? Jack to follow up, discuss with board and provide an answer.• 111 Deacon Shattuck Way:<ul style="list-style-type: none">○ Is there any schedule to paint the inside of Garden Style buildings? Jack to follow up, discuss with board and provide an answer.
Next Meeting	26 th March 2025