

Westborough Village Condominium Trust

Date: 29 January 2025

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

Brigs LLC: John Donahue

DISCUSSION	ACTION/DECISION
Meeting Minutes	<ul style="list-style-type: none">• Roof Issues across various buildings: M&J has taken pictures and shared them with the board.• Clubhouse Changes: Updates to be discussed.• National Grid meter swap issue in building 21 Simeon Howard: National Grid visited on 01/27. It was found out that this issue exists with most of the building residents, and they need all the residents to be available as per the company protocol. BRIGS will coordinate with all residents to ensure their presence for issue resolution.<ul style="list-style-type: none">○ Patio Light Workaround: Suggested as an alternative solution by resident at 2102 Simeon.• Pest Control Near Dumpsters: No pest control measures are currently in place. The pest control company inspected the dumpsters but did not find any rats. If rats are present, they must be captured rather than poisoned, which would be a costly undertaking for the HOA. Resident at 216 Corning Fairbanks confirmed that he has seen rats near the dumpsters during evening.• Rupture of AC Line at 27 Moses while snow cleaning by Rosado: Rosado's HVAC specialist will address the issue.• Tree Cutting & Pruning: Will be discussed in the Executive Session.• Harvey GS Building Trash Schedule: Jack will broadcast the schedule as soon as he receives it.• Pipe Leak at 216 Corning Fairbanks Way: A leak from the attic was temporarily patched with tape by Martel, but the issue persists. The resident mentioned that Martel will follow up with Jack.
Financial Statements	N/A
Accounts Receivable	N/A
Old Business	N/A
	<p style="text-align: center;">Owners Session</p> <ul style="list-style-type: none">• 111 Deacon Shattuck Way:<ul style="list-style-type: none">○ Asked about the extent of the leak at 109 Deacon Shattuck. Jack mentioned possible water stains on ceilings.○ Asked about the Water Bills for GS units. The resident at 2115 Simeon mentioned they had called the town, and it has been 2 weeks since the water bill has been issued. Jack will look at the water bills and action appropriately.• 216 Corning Fairbanks way:<ul style="list-style-type: none">○ Rats around Trash Dumpsters are becoming concern and will need to address it.