

**PARSONS POND CONDO ASSOCIATION
BOARD MEETING
February 24, 2025
6:00 p.m.**

Board Attendees: Rich Abramson (President), John Romei (Vice President), Susan Isenman (Treasurer), Susan Trusiani (Secretary), Bruce Roberts, Preston Robison, Terri Colon (Property Manager).

Call to Order: Rich Abramson called the meeting to order at 6:00 pm and declared a quorum present.

Public Comment:

- Terri Colon said that Foreside Management has merged with Continuum as a way to keep increasing costs manageable and maintain sustainability. Two additional managers were hired to assist with the new company's additional properties.
- Becky Burns reported that there has been communication with Nelson regarding snow removal and Tom Price will develop our expectations regarding service. Paula Curran wanted to know who was responsible for shoveling.
- Mary Ann Shupe thanked the board on behalf of Dan Warthman who was not present.
- Rich said a new mailman has replaced Harry. Service has been spotty because there are too few carriers who are already overworked, primarily with the addition of a huge number of Amazon packages in addition to their regular mail load. New hires are difficult to attract according to the P.O.

Secretary's report Motion was made by Susan Isenman and seconded by Bruce Roberts to approve the November 19, 2024 minutes. The motion was unanimously approved.

Treasurer's report: A motion was made to accept the Treasurer's report by Bruce Roberts, with a second by Preston Robison. The motion passed. As of this morning, the combined balance in our reserve accounts is \$198,905.71. Recent payments from our reserve account in the amount \$13,043.30 have been approved but have not yet cleared. The December 2024/Year End 2024 financial reports have not been finalized, and the draft January 2025 financial reports have not been issued, therefore I am unable to provide an operating budget status update at this time. The Finance Committee last met prior to finalizing the draft 2025 operating budget. I will schedule a meeting of the Finance Committee after the 2024-year end reports have been finalized.

President's report: Rich spoke with Portland's Parks and Recreation department regarding a fence between Cresfield Terrace and the North Deering Park. He was asked if we'd prefer no trespassing signs instead of fencing. After discussion, our preference is to have both signs and fences.

Bruce Roberts reported that the court confirmed foreclosure on the delinquent Andrews condo and demanded that the tenant pay rent to a court-appointed receiver or face eviction.

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Property Manager's report: Terri Colon asked that residents not climb on roofs to remove ice and snow. A replacement has been ordered for the mailbox knocked down by a snow plow. The annual meeting is scheduled for May 19 at 6:00 pm.

Consent Agenda:

- a. Approval of a window replacement for a Cresfield Terrace property after a motion by Susan Isenman, seconded by Preston Robison.

Old Business: none

New Business:

- a. Rich Abramson, John Romei, Susan Isenman and Susan Trusiani's terms end in June and new elections will have to be held. Perhaps a nominating committee will be needed to find replacements.
- b. After a Policy Committee review of current policies and update the handbook, Rich said the current one is outdated and will need to be revised.
- c. Terri Colon spoke with Casco Bay Roofing about removing ice dams from our roofs, but they would charge about \$4000 per day. Our roof replacements include ice and water shields to help with this issue.
- d. Tom Price will work with Nelson on our expectations for snow removal including the giant snowpiles.

Committee reports:

- a. Recreation: no report
- b. Pool: Phase 1 of fundraising is complete and the furniture will be ordered although more funds are needed. Twenty-six households have contributed to date.
- c. Community and Communications: Invitations have been emailed regarding a happy hour to be held on March 18 from 4:30-6:00 at Nancy Babcock's house, 49 Parsons Pond Drive. We have three new neighbors on Settlers Court and Parsons Pond Drive.

A motion to adjourn was made by Bruce Roberts with second by Susan Isenman before the board went into executive session.

Submitted by:
Susan Trusiani (Secretary)
Harriet Schultz