

Highgate Condominium Association
BOARD OF DIRECTORS MEETING MINUTES
October 15th 2024

Meeting Location: OWL Room Watertown

Board Members in Attendance: Rosie C , Arlene L, Scott P, Harold R, Hansel S

Attendance of residents. Sue F, William M, Marcela SC, Toni P

Management in Attendance: Russell Antonacci, PropertyWorx LLC

Call to Order: At 6:00 p.m.

Approval of Minutes:

Business from the floor

Bill Maisto O23 - Thank you for the plantings in front of building O. Steps still need attention as they are deteriorating and rust showing through the cement.

Hansel M24 - Doors on building M are not closing well frame of the door on the right side of building need attention not solid with closing as the same with the door on the left side Allowing cold air through especially with the wind.

Pests on the roof of B-11 reported by Marcela, has had part of her roof replaced before as the result of pest intrusion.

New Business

Highgate received another mid tear rate hike from the Watertown Fire District. With an increase in usage and the additional rate hike, the Association will be significantly over budget on the water and sewer line item on the budget.

Delivery issues of packages to residents. A variance request was submitted asking to install signs to direct the packages to be delivered in the inside of the doors of all buildings. The Board will be looking into signage.

The Board of Directors will be replacing the current landscaping and plowing contractor. Bids were presented to the Board. The new winter 2024/25 contract for plowing / landscape has been awarded to J.M. Landscaping based out of Watertown. The new plowing contract is quoted at \$ 45,000 for the winter season. The new landscaping contract is also quoted at \$45,000 beginning spring 2025. The total cost for both services will be \$90,000.

Current snow removal costs with HOSS is \$32,825 per season and landscaping is at \$31,500.

Multiple bids were received for snow removal and landscaping. JM Landscaping was the low bidder at 90k. All other estimates came in in excess of \$100,000 for both services combined.

Thank you so much. Next Meeting.: November 19th , Owl Room.

Hansel