

TREETOP PARK
Executive Board Meeting - Community Minutes

Thursday, August 14, 2025

Virtual via Zoom

Trustees Attending Executive Meeting:

Karthi Subramanian, Kathe Scott, Ding Han

Ex-officio: Mostafa Sharif of Reliable Property Management

The Executive Board meeting was called to order at 6:01 pm.

Minutes from Executive Session:

1. Approve Minutes of prior meeting

Board approved June 26, 2025 Board Meeting Minutes

2. Approve Financials: All financial items on track.

Current details online in Buildium Report.

Current values: 07-31-2025

a. Net Operating	≈ \$ 10,712
b. Reserves	≈ \$ 182,294
c. Delinquents	≈ \$ one past 30 days

Mostafa will be in contact with the one unit past 30 days

The Reserve Account will be adjusted when the cost of Building 4 rehab (≈ \$47,500) and painting (≈ \$9,900) is transferred from Current Maintenance to Reserves.

The pest control budget has been exceeded – largely due to a number of bee/wasp removals.

All financials are as expected with all current bills paid.

3. R&R updates

- The R&R update has been notarized and filed with the Worcester County Registry. It will also be posted on the website.

4. Community Maintenance Updates

- Siding work on Building 4: This work has been finished and painting is scheduled for this week. Pest control has evaluated the possibility that rehab work could have allowed pest problems. None found.
- Roadway patching: Estimates, with and without driveway sealing, are to be provided this week. Mostafa is obtaining a quote from another vendor and will send it to the Board next week. The Board would like to make a decision before the next meeting.
- Stumpy's: Was on site today to create an estimate on grinding down stumps. The Board has approved most of the prioritized list, except the area behind the mail boxes, so that some of the budget can be withheld to cover possible winter storm damage.

- d. Fence repairs: Eskay Builders LLC has conducted a full walk around and provided an estimate of \$9,360 for the required work. This expense will be drawn from the Reserves. The Board asked for fence repair to be moved to a Maintenance line item in next year's budget.

5. Review of Task/Action List: It was reviewed. No new items were added

6. Community Correspondences:

- a. There were several requests for bee/wasp removals.
- b. A question was raised concerning woodpecker damage to the siding. Woodpeckers cause a nuisance occasionally, due to our siding and our proximity to their habitat. Any damage is generally repaired (if possible) when routine rehab work is done. RPM maintenance will determine what can be done.

7. Any other questions/concerns? None

8. Next Board Meetings: Planning Priorities

- a. September 18, 2025 – Annual Meeting Planning
- b. October 23, 2025 – Preliminary 2026 Budget
- c. December 11, 2025 – Finalize 2026 Budget

The TTP Board Meeting was adjourned at 7:04 pm.

Respectfully submitted



Kathe Scott
TTP Clerk
Unit #58

TTP Board Meetings: via Zoom unless otherwise noted. Next Board meeting:

September 18, 2025

Post Executive Open Session upon request only: 7:15 pm