

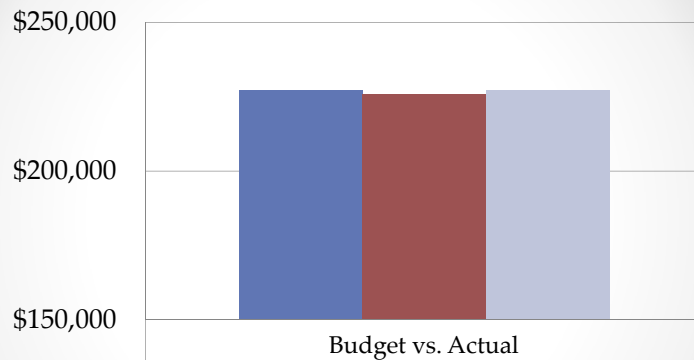
# Andover Terrace Annual Meeting

March 22, 2012

## Topics of Discussion

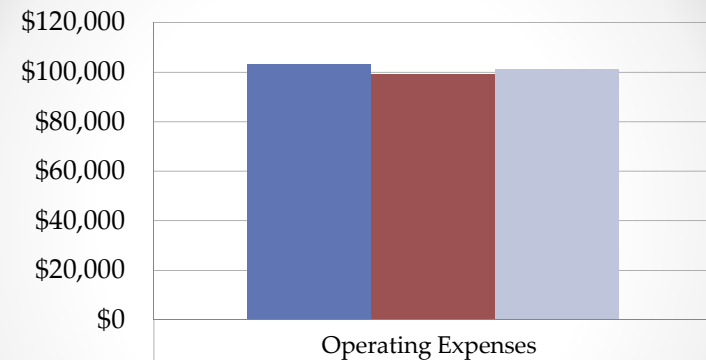
- 2011 Expenses vs. Budget and the 2012 Budget
- Hallway Project
- Rules and Regulations
- Plumbing Report
- Future Projects

### Total Income vs. Budget

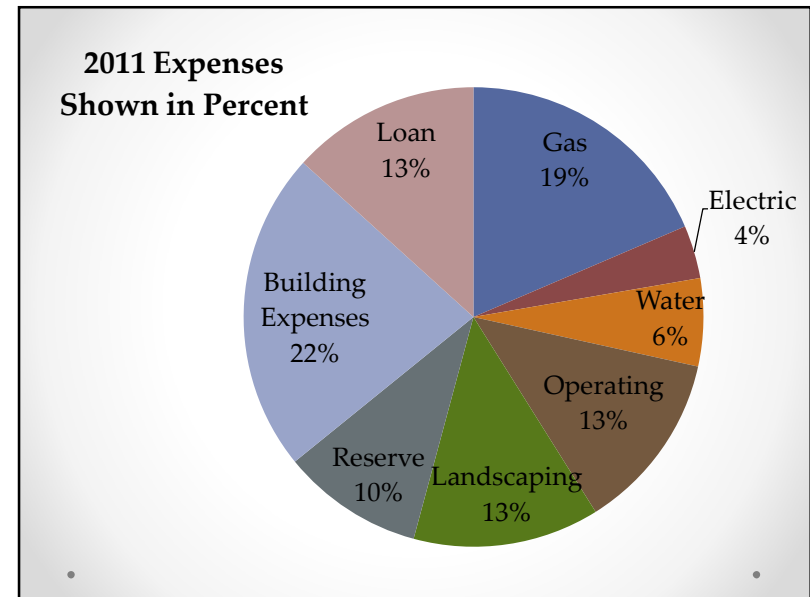
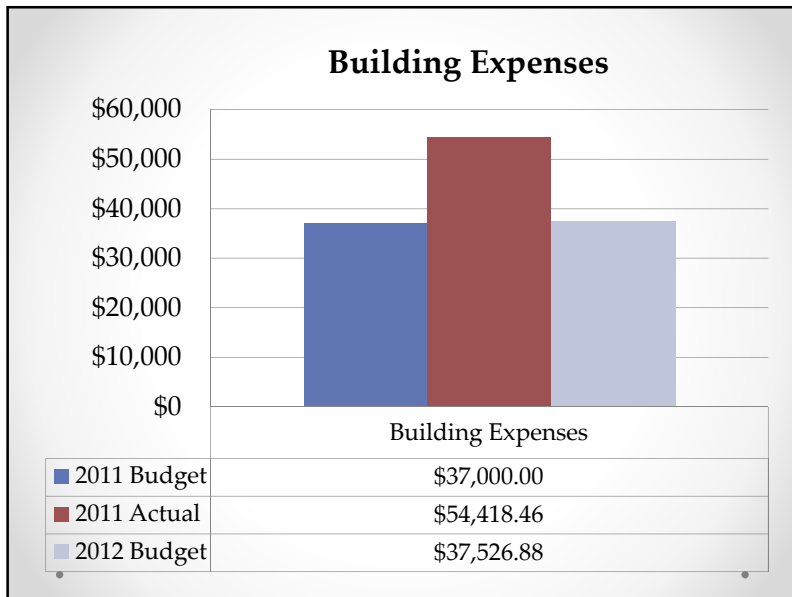
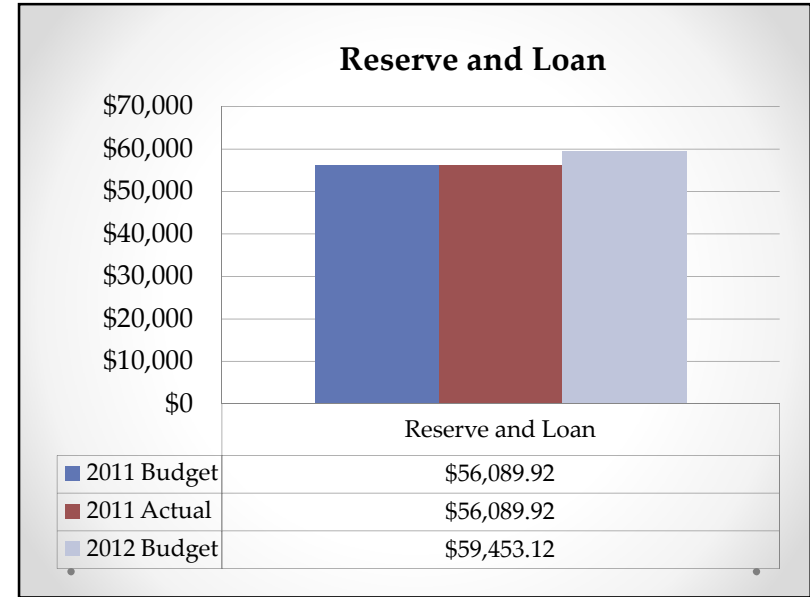
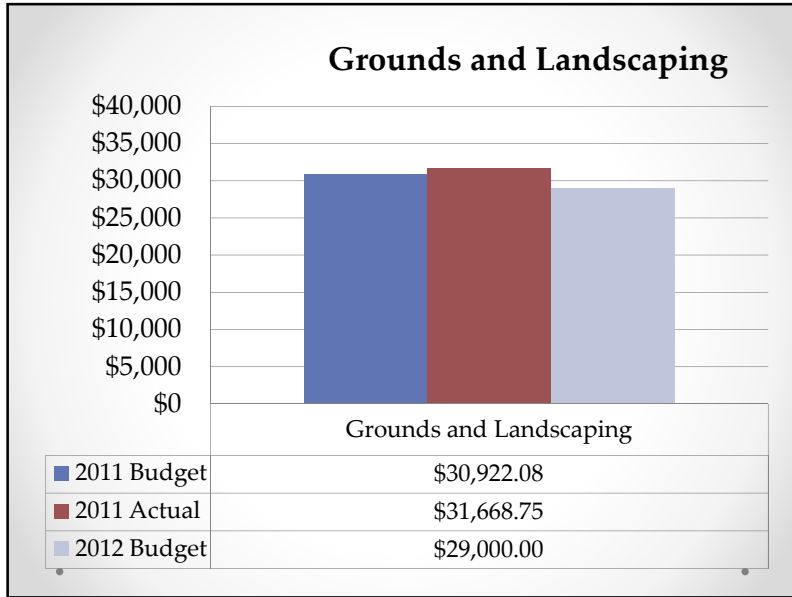


2011 Budget	\$227,192.00
2011 Actual	\$225,878.02
2012 Budget	\$227,192.00

### Operating Expenses



2011 Budget	\$103,080.00
2011 Actual	\$99,181.47
2012 Budget	\$101,112.00



## Hallway Project 2011



## Hallway Project 2011

Hallway project actual vs. budget:

- The budget for the hallway project was \$95,472 and the actual cost was \$96,728 for a difference of \$1256.
- Investment Per Unit ~ \$2k/unit.
- Extra costs came from the following: Albrite Overage, Door Stoppers, Wall Repair, Skim Coat, Wire Holes, Security Rails, and Foyer Repairs.
- Minor work left: Kick Plates, Mats, Foyer Lighting and Pictures?

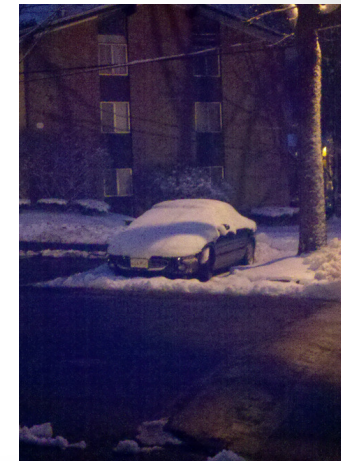
## Hallway Project 2011

How can we maintain our hallways?

- Carpets, WIPE YOUR FEET
- Careful with Walls – implement one year maintenance for spot painting.
- Garbage – No Liquids, Follow Trash Rules
- Don't be afraid to speak to neighbors about respecting the hallways.
- Move in / Move Out Deposit

## Rules and Regulations

- Updates to Rules and Regulations Are Coming
- Parking Issues
- Move In / Move Out Procedure (including large appliances)
- AC Units in Windows



## Plumbing Report

- Everyone should have received their plumbing report by now.
- Contact PMA if you think there may be inaccuracies in the report.
- Start calling your plumbers to get the work completed on time.
- Remember all work must have a permit and inspected by the town inspector.

## Future Projects

- Pool Area
- Notification for Fire Alarms
- Basement Areas
- Laundry / Washers
- Fire Escapes

Questions and Thoughts?