Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/26/17

From: **Joe Dasco** joedasco@comcast.net
Subject: Re: Fwd: Following up on 113 Newbury Gates
Date: May 2, 2017 at 2:57 PM
To: Michelle Bellino mbellino@phoenixmanagementcompany.com
Cc: Justin Croteau justincroteau@yahoo.com, Gail Landry glandry@townandshore.com, Sandy Johnson sjohnson@townandshore.com, Jon Derek Croteau jondcroteau@gmail.com

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Hi Michelle,

Upon the request of the residents in 104 I have approved the design of an Iron gate to be installed in front of their front door. This will be set in from the face of the building. This approval is also valid for any of the other Town House Owners who will have to adhere to the same design. It is up to the individual owners to secure the necessary permits from the city. They are also responsible for the installation and Maintenance, of which should be reviewed by the Management Company. Can you please draft a resolution of the Executive Board approving this.

Thanks for your help.

Joe

From: Jon Derek Croteau
Sent: Tuesday, May 02, 2017 11:45 AM
To: Sandy Johnson ; Gail Landry
Cc: Justin Croteau ; Joe Dasco
Subject: Fwd: Following up on 113 Newbury Gates

Gail and Sandy,

Congrats on the additional townhouse/s going under contract.

Since Joe has approved the design of the gate and putting it in on behalf of 113 Newbury, Justin is going to be working with the city to get their permission. I think we are inclined to move forward even if others do not want the gates. If you know of any others that might want to add them please do let us know.

Sincerely yours,

Jon
---------- Forwarded message ----------
From: **Joe Dasco** <joedasco@comcast.net>
Date: Sat, Apr 22, 2017 at 10:26 AM
Subject: Re: Following up on 113 Newbury Gates
To: Jon Derek Croteau <jondcroteau@gmail.com>
Cc: Justin Croteau <justincroteau@yahoo.com>, Sandy Johnson <sjohnson@townandshore.com>, Gail Landry <glandry@townandshore.com>

Jon,

It was nice meeting you as well the other day. We will take care of the short list ASAP.

As to the gates, I would be happy to make a call and find out if a permit is required and if so, what the process would be. As to the design, I like it however I think you need to have some sort of relief somewhere in the body of the gate. This would break up the vertical bars. It could be achieved by repeating the header (the small circles at the top) about two thirds of the way down as I have depicted in the attached sketch. Or it could be something more ornamental as shown in the link below.

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https://images.google.com/imgres?imgurl=http%3A%2F%2Fwww.orangecountyiron.com%2content%2Fuploads%2F2016%2F01%2FIron-Gates-Costa-Mesa.jpg&imgrefurl=http%3A%2F%2Fwww.orangecountyiron.com%2Fblog%2Fcategory%2Forange-county-iron-gates%2F&docid=skNOSN0WBD4kIM&tbnid=rd_8FS80dkAJvM%3A&vet=1&w=2448&h=3264&source=sh%2Fx%2Fim

Let me know your thoughts.

Joe

From: Jon Derek Croteau
Sent: Friday, April 21, 2017 7:28 PM
To: joedasco@comcast.net
Cc: Justin Croteau ; Sandy Johnson ; Gail Landry
Subject: Following up on 113 Newbury Gates

> Dear Joe,
>
> Please see the sketch attached for the potential gates for the town homes at 113 Newbury. I think they are beautiful.
>
> Justin and I are in if the rest of the six units are also in. It would be odd for us to be the only one on the building, I think. I wonder if now is the time to talk to the buyers for the other units? The pricing is better for all of the units combined, as you saw on the proposal.
>
> Since you have contacts with the city, do you think it would be better coming from a well respected developer rather than one home buyer?
>
> Please let us know your thoughts. I think it would really enhance the beauty of the building and add value to the units themselves.
>
> Jon and Justin Croteau
>
> ---------- Forwarded message ----------
> From: **John Cyr** <lmciron@myfairpoint.net>
> Date: Thu, Apr 20, 2017 at 3:28 PM
> Subject: Re: Following up on 113 Newbury Gates
> To: Jon Derek Croteau <jondcroteau@gmail.com>
> Cc: STEVE HAMILTON <sdhamilton1@myfairpoint.net>
>
> Jon:
>
> Sketch of the ornamental gate frames we discussed.
>
> Thanks
> John

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