

Longmeadow Condominium Association
Minutes of Board of Directors Meeting
October 16, 2012

Board Members Present: Ruth Nappe, Bette Carlson, Kit Kaolian and Jackie Steiner, Liza Sivek and Arin Hayden of Levey Miller Maretz.

Meeting commenced at 7:02 PM.

Motion to approve meeting minutes from September 2012 made by Bette Carlson, 2nd by Liza Sivek **Passed**

Property Manager Report:

Longmeadow had a successful pool closing. To save money, Longmeadow will ask for resident volunteers in 2013. Also, Arin followed up on the 911-only cellular telephone regulations. It is permitted and Longmeadow can change the landline for the pool and pump station alarm system to wireless. This has the double advantage of not having to have the pump station land line buried underground at a much higher cost and avoids false alarms from the land line malfunctioning.

B. Austin has begun the drainage project behind Penn Common.

Flood Insurance update: A motion was made by B. Carlson to hire Codesodi Surveyor to check the grade elevation at one Penn Common building only, 170-188 PC. The board hopes this will result in a finding that places that building out of the general flood zone on the federal map, (which is aerial and based on generalized topography), and hopefully will translate to a savings on the Association's flood insurance rates. 2nd by Liza Sivek **Passed**

The board discussed changing our annual gutter cleaning for the whole complex to multiple gutter cleanings in areas with heavy pine tree concentration near building gutters. Going forward, this would occur twice in the fall and once in the spring. Arin to get estimate. K. Kaolin suggested we purchase a quality gutter guard system and test it on one of the problem areas. The testing was tabled for further research and discussion.

Roofing project: The roof of 19-35 JD will be done in Spring 2013.

Playground: The basketball backboard and hoop replacement will be installed in Spring 2013.

Treasurer Report: J. Steiner read the treasurer's report. Beginning Balance September 2012: \$47,660 Collections: Misc. Income Resale Packet (1) \$15.00; Loan \$ 52,314 and \$5,300. Collections: Budget Assessment: \$14,682; Common Fees \$54,451. Adjustment Bank interest \$10.84. Disbursements: \$90,960. Total Balance September 2012: \$83,573 Reserve Account: \$55,578

All balances agree with the bank and Levey Miller Maretz.

Old Business:

Draft of Maintenance Standards was discussed.

Quote from Bob. A for damaged tree removal: To cut down tree at 35 JD and leave stump and prune tree at 22 JD (rear), \$2240. A motion was made by B. Carlson to avoid a possible hazard in a snow or wind storm, to approve the work to be done ASAP. 2nd K. Kaolin **Passed**

The board approved the 2012-13 Snow removal contract with incumbent vendor D&D landscaping by email, out of three bids considered.

New Business:

A concern was raised that Trashmaster, the garbage removal vendor, is not placing the dumpsters back on the concrete pad resulting in damage to the grassy areas. Arin to contact the company.

Items to include in the annual newsletter were discussed including dumpster etiquette, crosswalk information, snow shoveling and parked cars, maintenance standards and a budget graph. Also discussed an opt in/out sheet for contact information.

L. Sivek made a motion to adjourn the meeting at 8:16 PM. J. Steiner 2nd. **Passed.**