

Longmeadow Condominium Association
Minutes of Board of Directors Meeting
February 18, 2014

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

Meeting commenced at 7:08 PM

Motion to approve meeting minutes from January 2014 with corrections made by L. Sivek, 2nd by B. Carlson. **Motion Passed**

Property Manager Report, Arin Hayden:

- Discussion regarding scope of service for snow/landscaping. A. Hayden requested board review current scopes of service and give feedback. Discussion tabled until next month's Board Meeting.
- The following buildings still require drainage work (Bob Austin):
 - 48-58 Greenwich Way
 - 16-28 Jackson Drive
 - 2-14 Jackson Drive
 - 170-188 Penn CommonPlan to review and prioritize the next building to start work.
- Plan to move forward with replacing roof on the Clubhouse this spring
- A. Hayden reports that work orders are minimal at this time.
- A. Hayden has been following up on LOMC regarding buildings that we have certificates on that should not be in the flood zone based on new mapping. This has been an ongoing issue for unit owners in these buildings and lenders requiring flood insurance coverage. Discussed Longmeadow Associations responsibility to obtain insurance on these buildings pending outcome of LOMC request. A. Hayden to contact Association insurance provider to find out options for possible coverage if needed.

New Business:

- L. Sivek reports plan to do rounds on lights as some branches may be obstructing them
- Discussed recent email messages from unit owner which have been concerning to the Board. Discussed plan that no follow up indicated at this time. Plan to continue to have one Board member communicate with unit owner as needed.

Old Business:

- B. Carlson researched brick options based on past discussions regarding buildings which may need work in the future. B. Carlson presented information from BrickIt.com. Discussed with Board and can consider options in the future as unable to accommodate this project at current time in the budget.

Treasurer Report, Liza Sivek:

Beginning Balance January 2014: \$47,213.65

Misc. Income: \$500.00 Clubhouse Rental; \$40,000 Money Market Withdrawal

Collections: Budget Assessment: \$7,249.38; Common Fees \$70,088.18

Adjustment: Bank interest \$2.60

Disbursements: \$111,442.50

Total Balance November 2013: \$53,611.31

Checking: \$53,611.31

Milford Bank: \$127,142.82 + \$13.90 (interest) - \$40,000 (withdrawal) \$87,156.72

All balances agree with the bank and Levey Miller Maretz.

B. Carlson made a motion to adjourn the meeting at 08:32 PM. K. Kaolian 2nd. **Motion Passed.**