

# Longmeadow Condominium Association

## Meeting Minutes

1/15/2019

### Opening

The regular meeting of the Longmeadow Condominium Association was called to order at 7:00pm on 1/15/2019 in Longmeadow Condominium Clubhouse by Maureen Pasko, President.

### Present

Maureen Pasko, Ruth Nappe, Thomas Ciarleglio, Michael Allen & Arin of LMM Property Management

### Approval of Minutes

The minutes of the previous meeting were unanimously approved as distributed.

### Open Issues

- Treasury Report- Tom
  - See LMM attachment(s) as of 1.15.19, with Mortgage, Insurance and Snow Paid
- Attorney's work
  - Need to review most recent Attorney's submissions
- Manager's reports
  - Lawyer
  - Old Business
    - Crawl Space Water & Dehumidifiers
    - Patio work is done and paid from all previous requests
    - Reserve study looked ok

### New Business

- Search for Board Member
  - Maybe do another email and a mailbox drop before Spring mailing.
- Pool Staffing
  - Bringing back kids from last year and see if there are any new kids
  - Start prior to Memorial Day with Furniture set-up and close after labor day
- Landscaping contract was received, looks good
  - Need to do walk thru to give Landscaping company things that we want done
- Pool to be done in the Spring- Arin will keep on LGB

### Adjournment

Motion for adjournment made by Tom C, seconded by Ruth N. Meeting adjourned at 7:52pm by Maureen Pasko, President. The next general meeting will be at 7:00pm on 2/19/19.

**Minutes submitted by Michael D. Allen**

**Financials:**

<b>BEGINNING BALANCE DECEMBER OPERATING</b>	\$ 138,813.57
<b>COLLECTIONS</b>	
DECEMBER Common Fees	66,128.66
<b>MISC. INCOME</b>	
<b>ADJUSTMENTS</b>	
Bank Interest	6.19
Unreconciled Deposits	5,501.50
<b>DISBURSEMENT</b>	(80,855.53)
<b>ENDING BALANCE DECEMBER OPERATING</b>	<b>\$ 129,594.39</b>
Checking	<b>\$ 129,594.39</b>
Milford Bank	<b>\$ 249,344.00</b>

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**Big Projects:**

- Did Large scale work at 16 SW and 159-163 PC—Will be over \$40,000
- Work orders – Windows to another contractor, hopeful Austin does others, or we go to someone.
- Lawyer should be doing the documents this week—If not, we go somewhere.(1/9/19)
- Continue working on Dehumidifiers, attic and crawl issues as needed.
- Insulation is VERY necessary and needs attention right away, board should follow up
- Budget passed NOV.
- Pool liner replacement in spring

**Reporting Attached:**

Check Register Detail  
Deposit Register  
Bank Account Activity  
Homeowners Dues Roll  
Income  
General Ledger  
Annual Budget Comparison

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