

Longmeadow Condominium Association
Minutes of Board of Directors Meeting
July 19, 2016

Board Members Present: Ruth Nappe, Kit Kaolian, Maureen Pasko, Mary Ellen Cortigiano. Property manager Arin Hayden of Levey Miller Maretz.

Absent: Liza Sivek.

Also in attendance: Robert Fiore owner/resident 20 Salem Walk; Eileen Gorman 51 Salem Walk. Any Schneider 55 Salem Walk

Meeting called to order at 7:03 p.m.

Motion to approve meeting minutes from June 2016: **Motion Passed**

Property Manager's Report, Arin Hayden:

- R. Austin installing Dehumidifiers / sump pumps in needed units. 19JD, 38JD, and 188,186,182 PC during crawlspace work- 184 PC will need one most likely as well.
- Association property Insurance quotes for the same policy we have now, with the same 10K deductible, would be \$129,167. That is back 25K higher than what we pay now. Our agent talked to Philadelphia, and we could keep the price about the same as we had with our current 10K deductible by going to a higher deductible. Currently our insurance is 104K (annually) with a 10K deductible per incident. We have a per unit deductible that is \$10K for Ice dam/and water damage, along with a 5% wind deductible. This is just property insurance, which is essentially everything but flood and workman's comp, which are separate policies. With a 15K deductible, the policy would be \$108,588; and with 20K, \$102,893.
- So Gas Company / Contractors still have a bunch of work to do. Problem today over between Greenwich and JD, as contractors, while doing their work, nicked a sewage line. Usually when this happens water does not gush out, but it did because it was backed up. They found a ton of roots and LM paid Mr. Rooter to clear main- More attention will be needed with the main moving forward.
- Paving the slated area of parking lot has to wait until the Gas work is done. Looking at early SEPT for this work
- Bob Austin just started first of two Penn Common buildings for painting the trim.
- Bob Mars will start brick work soon, two units on SW first.
- New property management software, which includes residents being able pay online should be going live Sept 1, 2016
- Austin finished a bunch of work orders.
- Two new umbrella for pool purchased.. New hinges on kiddy pool gate.
- A few units' front porches have too much stuff on them. We'll need to let the unit owners know. More board walk arounds needed.

Old Business:

Ruth met with pool committee.

New Business:

- Amy Schneider: 55SW (her) parking space spot is lower now, after Gas Co work, way more water collects. Eileen Gorman thinks due to Gas work 51SW, there is now a ditch between sidewalk and handicap ramp. Concerned with ditch, it is dark, one could fall.
- Eileen Gorman wished to discuss the flood (burst pipe in 53SW) which occurred during FEB 2016 and how it was handled. Recapped how unit next to her was on vacation, work was being done, water pipe beneath upstairs bathroom froze, and water poured into the unit's (53SW) basement and subsequently into 55SW and her 51SW basement. She called Fire Dept., they came, waited for Police, took time for them to come in and shut off water. Her unit wound up with 6 inches of water, items floating on the water. She was asked to forward bill to her Insurance Co , But PM paid bill and then sent bill to owner... Discussing of what she felt was not handled well by the Association and the property manager.
- Bob Fiore of 20 SW: Talked about dumpsters and how the Association should shop around. Arin said we have shopped around and have a contract with All American Waste. Arin corrected Bob and explained to Bob how the City of Milford operates, and those things as the trash rebates factor in. Carting companies are required to dump in Milford to get the trash rebate. The Association gets an annual rebate of \$27,500 from the City of Milford as long as the trash is dumped at the Milford transfer station.
- Mary Ellen: Inland wetlands – they came to the conclusion it is the people who own the property who are responsible for cleaning debris and trash from the wetland areas. Every wetland in this area is owned privately and it is the City of Milford's position that it is not their responsibility to clean the marsh. Milford DPW: Have been bombing certain area near the river and marsh for Zika virus.
- Clubhouse cleaning: We lost our volunteers. Unless we get volunteers quickly, we will need hire a cleaning service.
- We still need to get snow removal quotes.
- Vote on signing the property insurance policy with the new higher 15K deductible. Motion tabled--- Vote Via email in the next 2 days to review and get Liza input.

Treasurer's Report presented by Ruth Nappe:

BEGINNING BALANCE JUNE		\$ 263,861.94
MISC. INCOME		
Clubhouse Rental		100.00
Clubhouse Rental		100.00
Re-Sale		15.00
Re-Sale		15.00
Tax Rebate		25.00
COLLECTIONS		
JUNE Common Fees		81,942.01
ADJUSTMENTS		
Bank Interest		11.49
DISBURSEMENTS		(51,372.32)
TOTAL BALANCE JUNE		\$294,698.12
Checking	\$ 294,698.12	
Milford Bank	\$ 127,615.76	
Interest	+ 15.73	
	<u>\$ 127,631.49</u>	