

Longmeadow Condominium Association  
Minutes of Board of Directors Meeting  
January 20, 2009

**Board Members Present:** R. Nappe, M Foran, B. Carlson, K.Kaolian, J. Steiner and R.Shelnitz of Rolar Management.

B. Carlson made a motion to accept the minutes of the November 2008 meeting, 2nd by J. Steiner.  
**Passed**

**Treasure Report:** J. Steiner read the treasures report. All balances agree with the bank and Rolar Management.

**Property Managers Report:** R.Shelnitz reported that the spread sheets he sent to all the board members were for the year end and that we came in close to budget. He reported delinquencies to be \$7,100.00 and the 2008 special assessment was short by \$4,410.00. There was one resale @ 78 SW. R Shelnitz discussed a letter he received from Amica Insurance company regarding a malfunctioning toilet at 49 JD and a bill for \$2,083.61.

Longmeadow's accountant's contract is up for renewal. R. Shelnitz will tell them that the board wants put into the contract that there will not be any "extension situations" as last year and that the board wants the annual meeting information given to them earlier this year.

**Old Business:** R. Nappe is very upset regarding the unfinished roofing. It has left one of the buildings without gutters and leaders, which is causing damage. She asked R. Shelnitz to speak with Eric Comstock and ask that he put extra sand and salt down on the sidewalk in front of that building. After much discussion about people not moving their cars during a snow storm so that our parking lot can be plowed, R. Nappe will draft a letter regarding the condo owner's responsibility and it will be put in everyone mail boxes. M. Foran asked R. Shelnitz to contract Frank the landscaper regarding Christmas tree removal and if he would cut down a low branch on the tree in her front of her unit.

**New Business:** Next meeting is Feb. 17, 2009.

M. Foran made a motion to adjourn the meeting @ 8:14, 2<sup>nd</sup> by B. Carlson **Passed**