

Longmeadow Condominium Association
Minutes of Board of Directors Meeting

July 21, 2015

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

Absent: N/A

Meeting commenced at 7:14 PM

Motion to approve meeting minutes from June 2015 made by R. Nappe, 2nd by M. Cortigiano **Motion Passed**

Motion to approve meeting minutes from June 2015 Annual Meeting made by M. Cortigiano, 2nd by M. Pasko. **Motion Passed**

Property Manager Report, Arin Hayden:

- Letter for paving project will go out with the Annual Meeting minutes. This area will affect 61-71 JD, 60-70 GW and 37-49 JD. A. Hayden will contact Southern CT Gas to ensure no work scheduled for this area for this project. Notices to be also left on vehicles in the area just prior to beginning project to further notify residents.
- A. Hayden reports multiple complaints regarding geese on GW. Discussed options regarding deterrents and will purchase plastic swans for placement. Will further encourage residents to not feed wildlife on the property.
- LOMA application submitted for 2-14 JD. If approved, should result in \$8000 reimbursement for insurance on this building.
- United Illuminating to come through area 49 SW-85 SW to clear lines of branches. A. Hayden to arrange. No fee to Longmeadow Association.
- B. Austin has submitted reinstallation costs for A/C unit to bring it to code, including switch and coolant
- Fences requested by unit owners: 71 JD and 94 SW who currently do not have privacy fences.

Motion to approve installation of privacy fences as finances allow made by M. Cortigiano, 2nd by R. Nappe. **Motion Passed**

- Work orders continued to monitored and moving along
 - Discussed that owners on JD buried recently installed pipe and will be notified that they will now assume liability for issues related to this. Also discussed no mesh cover needed for this pipe.

New Business:

- Discussed pool attendants and question regarding how they are oriented/trained for responsibilities due to concerns raised regarding people not signing in for the pool

and possibly going over guest limit. Discussed that attendants are oriented and any follow up to be given to Lead Attendant to ensure policies being followed.

- A. Hayden currently pursuing contracts/bids for snow/landscaping for the upcoming year and will forward to the Board for review
- Discussed concerns expressed regarding why bids are sealed or unsealed due to unit owners concerns. It was discussed that the unit owners elect a Board of Directors to manage Association business. All bid information is available via meeting minutes or management company at unit owner request.

Old Business:

- Dumpster ordered for JD
- Sewage back up on GW. Unit owners need reminders on not putting inappropriate items in the plumbing, including baby wipes. Discussed sending out helpful information to unit owners on a regular basis.
- Recycle bins: Unit owners need reminders to ensure recycle bins are not left outside in front of buildings. This continues to be a problem.
- Discussed need to do regular property rounds to manage any issues in a timely manner.
- 92 SW wants to make some changes/dig up space for garden/pavers

Motion to allow unit owners to make these changes as long as no changes to current drainage work affected and unit owner signs waiver of responsibility if changes made by R. Nappe, 2nd M. Cortigiano. **Motion Passed**

- Discussed damage to tree on SW that was reported by unit owners. Three unit owners have been identified as responsible for this damage and will be sent a letter by Longmeadow due to violations. Unit owners are not to change common property without approval by Longmeadow Board.

Treasurer Report, Ruth Nappe:

Beginning Balance June 2015: \$112,462.33

Misc. Income: \$100 Clubhouse Rental

Collections: \$80,990.53

Adjustment: Bank interest \$5.71; NSF Check (\$429.40); NSF Fee (\$10.00)

Disbursements: \$ 103,864.28

Total Balance June 2015: \$ 89,254.28

Checking: \$ 89,254.28

Milford Bank: \$187,434.99+\$26.65 (interest) = \$187,459.64

All balances agree with the bank and Levey Miller Maretz.

R. Nappe made a motion to adjourn the meeting at 8:55pm PM. 2nd. M. Cortigiano **Motion Passed.**

