

Longmeadow Condominium Association
Minutes of Monthly Board Meeting
November 15, 2016

Board Members Present: Ruth Nappe, Kit Kaolian, Liza Sivek.
Property manager Arin Hayden of Levey Miller Maretz.

Absent: Maureen Pasko,

Also in attendance: Robert Fiore, 20 SW; Lauri and Marc Mehlman 71SW
Meeting called to order at 7:04 p.m.

Motion to accept minutes as amended by Ruth Nappe, Sivek 2nd. Motion passed.

Treasurer's Report, Ruth Nappe:

See attached report.

Property Manager's Report, Arin Hayden:

- Discussed getting contractor for insulation foam, for shared-crawlspace units. This The scope of this is only the two single-level buildings, 1 -13, 61-71, Jackson Drive. If the people interested having it done, we are willing to negotiate a price if the unit owners in the building go for it. This is to primarily insulate the noise from the dehumidifier units in the crawlspaces. Individual unit owners (in the other buildings without a common crawlspace) must contact UI / Eversource independently (for energy programs and incentives).
- Matt and Kathy and board member Mary Ellen walked the property.
- Update on SCG / NPL. NPL 100% done and out. SGC just have a few units left. A little paving left, including some speed bumps. Discussion of some areas that needed re-seeding will be done. They will come back in the spring.
- Parking lot striping almost complete, just a few items, areas remain. Five catch basins have been repaired, most needed new tops. .
- Bob Mars has been doing brick work, repairing bricks which have been chipping over the years and have cracks. Not all buildings that need brick work will be done this year, Next year, but more will be need to be done, other units will need work. He has completed 52 – 45 SW, 25/27 SW. Now working on 42 SW. He will do 24 and 39 SW and then be done with this year's work.

Old Business:

- Liza discussed the issue where some visitors park in non-visitors (numbered) spots. Often the excuse is that they did not see the number. Discussed idea to also paint the curb a color, which could be easily seen in most cases.
- Discussed the working meeting the board had to update the rules and regulations, and the new owner handbook.

New Business:

- Discussion of what is an acceptable cover for a new gas meter. A couple unit owners have already put something in place to block the view of their new gas meter. This is an initial conversation with the goal to have a standard for all units.
- See handout from Liza, Mary Ellen. Further discussion on rules and regulations updates. Hand book discussion, the new handbook, which includes the rules and regulations, should inform people that there are standard door styles and colors. The handbook would help owners, be given to new owners, etc. Items on list were discussed, such as what may fall under the owners' responsibilities. The board will meet as an informal working session Nov 29th at 7:00 pm to further discuss the rules and regulations and bylaws
- Discussion that in between the snow events when the snow or landscaping contractor does onsite-work, and there is snow, ice, debris, any basic stuff that can be swept away or picked up, the onus is on the owner. E.g. if the tree drops a bunch of tree blossoms and it is slippery, the owner should sweep it up. Say it snows, the contractor came and shoveled, but the next day or two things ice over, the owner should put sand down. Need to work so people understand this.

Treasurer's Report presented by Ruth Nappe:

- See report on following page.

Adjournment:

- Mary Ellen made a motion to adjourn the meeting at 8:29 pm. 2nd : L. Sivek..
Motion Passed.

Levey Miller Maretz

COMMERCIAL REALTORS

LONGMEADOW CONDOMINIUMS OCTOBER 2016 REPORT

BEGINNING BALANCE OCTOBER	\$ 269,031.78
MISC. INCOME	
Bank Loan	40,995.46
COLLECTIONS	
OCTOBER Common Fees	78,465.37
ADJUSTMENTS	
Bank Interest	11.74
DISBURSEMENTS	(121,405.98)
Checking to Savings	
TOTAL BALANCE OCTOBER	\$ 267,098.37
Checking	\$ 267,098.37
Milford Bank	\$ 147,664.01

