

Longmeadow Condominium Association
Minutes of Board of Directors Meeting
November 21, 2017

Board Members Present:, Maureen Pasko, Ruth Nappe, Mary Ellen Cortigiano, Tom Ciargliano, Arin Hayden of Levey Miller Maretz.

Board Members Absent: Mike Allen

BUDGET Meeting commenced at 7:00 PM.

BUDGET RATIFICATION: No homeowners showed up for budget meeting, Notice was sent via mail and email for the budget meeting. Budget passes with no dissent.

Monthly Board meeting to begin at 7:05

Motion to accept meeting minutes from October 2017 after Treasurer's report amended to reflect actual dollars made by R. Nappe, 2nd by Tom Ciarleglio. **Motion Passed**

Treasurer Report, Mary Ellen Cortigiano:

Beginning Balance January 2016: \$107,162.93

Misc. Income:

Collections: Common Fees \$75,794.39

Unreconciled Deposits 755.59

Adjustment: Bank interest \$4.39

Disbursements: (113,403.92)

Total Balance January 2015: \$70, 223.38

Checking: \$70,22.38

Milford Bank: \$188,980.23

All balances agree with the bank and Levey Miller Maretz.

Property Manager Report, Arin Hayden:

- Lawyer has received draft from Board on bylaws and is in her pile, Arin to follow up.
- Windows: Windows for 2018 are numerous, will turn out to be bigger than our line item budget
- Brick work: Completed for 2017. Next year's units should be discussed as we have repaired a good amount of the worst cases. We still have bad units to do and lots of small repairs and should be sealing as much as possible.
- To offset the cost of the brick work and not take money from our reserves, the association has reduced the amount paid on extra principal for the bank loan from \$4,000 to \$3500.
- Pool closed and large kiddie pool repair paid. Edges to kiddie pool have been buffed, in Spring cement will be painted yellow for safety reason and the depth markers will be painted on the pool border.
- Work orders are being completed in a timely schedule. Bob Austin will be cleaning gutters at our normal yearly time and rate.

New Business:

- GW toilet supply burst - owner responsible but on the association insurance due to HO-6
- 20 SW wrote a letter to the property manager which was distributed to the board at the meeting.
- Final changes to Rules and Regulations completed
- Newsletter revisions were amended

Meeting adjourned at 8:50 pm. Motion to adjourn by Maureen Pasko, 2nd by Ruth Nappe.