

Longmeadow Association, Inc.
Meeting -Board of Directors-Minutes
November 9, 2021

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In attendance: Maureen Pasko, Tom Ciarleglio, Ruth Nappe, Virginia Veneziano, Amanda Nissenbaum and Arin Hayden (LMMRE)

- A. Call Meeting to order 7:10pm following Budget Meeting
- B. BUDGET MEETING- RATIFY 2022 BUDGET
 - a. Call to order at 630pm, ended 7:10pm
 - b. Several unit owners (20) in attendance to discuss proposed budget
 - c. Budget ratified following discussion
- C. Approval of minutes from previous meeting (October 2021)
 - a. Motion to accept as written, M. Pasko
 - b. Second R. Nappe
 - c. Motion Passed
- D. Review Monthly Financials- October 2021
 - a. Deferred to next meeting
- E. Owner comments
 - a. None during open comments
- F. Unfinished Business
 - a. Update on Revision of Documents (pending)
 - i. Documents have been emailed to unit owners and mailed to those without email on file
 - ii. Scheduled information sessions November 16th and 18th at 7pm
 - b. Discussion on Insulation Options (pending adoption of documents)
 - c. Meters paid for 2021—Rest of project in 2022
 - i. Discussed in relation to budget impact and where funds would come for to pay for project
 - ii. Plan for split between budgeted and reserve to complete project in 2022
 - d. Mason Repairs -Numerous Patios to do/POINTING 18-14 SW
 - i. Updates provided by Arin for discussion
 - ii. Board to consider need for larger project to address several patios in need of repair
 - e. Tree Work- Stump numbers \$2871.45 – Re-plant new trees
 - i. Property Management working with vendor on recommendations for replanting per unit owner request
 - ii. Board received update on recent tree damage behind 54 GW
 - 1. Tree stump/tree to be removed
 - 2. Fence/siding/gutter to be repaired
 - iii. Tree/stump at Clubhouse also affected by recent storm and to be removed
 - f. Basement Repairs asap- Units to repair-Numerous scheduled

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- i. Property Management working with vendors to solidify work schedule due to current delays reported by Budget Dry
- ii. Pending follow up to determine if additional vendors needed to complete necessary work

G. New Business

- a. Tree damage-Repairs
 - i. As noted above
- b. Association letter for Winter
 - i. Ruth to email letter/info to Property Management and Board to prepare for winter notifications for Unit Owners
- c. Property Management reported new signage up regarding speed limit/watch children following Unit Owner recommendation

H. Reports

- a. Work Order Report and updates

I. Executive Session: Entered 7:25pm

- a. Review Delinquency Report & Collections (if any)
- b. Budget review, legal review

J. Adjournment

- a. Motion to adjourn 7:50pm by R. Nappe
- b. Second A. Nissenbaum
- c. Motion Passed