

Longmeadow Condominium Association

Meeting Minutes
September 17, 2019

Opening

The regular meeting of the Longmeadow Condominium Association was called to order at on September 17, 2019 in location by Maureen Pasko.

Present

Maureen Pasko, Ruth Nappe, Kristina Gulia, Tom Ciarleglio, Michael D. Allen and Arin Hayden of Levey Miller Maretz

Open Issues/Other meeting attendees

- Catherine Spencer- 159 PC
 - Wanting to plant a Japanese Lilac bush in front of unit.
 - Approved after googling lilac bush
- Bob Fiore- Rear Slider concerns
 - Board has made it clear that the door works well and doesn't have issue
 - Owner claims Water infiltration. IF this is the case, management should be alerted when the door leaks to confirm what the issue may be.
- Ari Hoffman Presentation- Cohen & Wolf (Partner) for legal representation
- Motion to accept July Minutes - Motion- Mike, 2nd Ruth
- Treasurer's Report
 - Refer to LMM documents, attached.
 - 30k now in Peoples, more to be moved with new signature cards needed
- Manager's Report
 - Snow- Still awaiting bid from Kristina's contact, Decision to be made by OCT
 - Spreadsheet with 4 quotes
 - Milford Quality- we are going back and forth on hold harmless clause.
 - Back and forth on multiple issues including contract issues
 - JLS
 - 45" cap
 - Electrical Meters with piping into ground and movement of meter issue.
 - 5 GW electrical meter that UI has identified to be repaired—Board approved N Power electric to do this unit.
 - Pool closed by LGB--- 9.17.19
 - Arin has walked proposed walkway paving areas, Paving to be done this month.
 - Umbrella trees by 37 GW approved.
- 94 Salem Walk
 - Bob Austin to do work, including excavation, drainage, water proof, remove window and re-pour standard patio-- Doing what is requested in legal letter.

- 27 SW- Similar work in Rear of unit-Tar and re-pitch due to water in basement. Check for underground further items.
- Budget
 - Review of existing line items, Get budget completed and approved for NOV.
- Budget Meeting November 19th
- Motion to adjourn @ 9:09PM- Mike, Tom



2020 Proposed
Budget-- Longmeado

Monthly Reporting for Longmeadow Condominiums

AUGUST 2019

Financials:
BEGINNING BALANCE AUGUST OPERATING \$ 170,609.21

COLLECTIONS
AUGUST Common Fees 72,556.32

MISC. INCOME

ADJUSTMENTS
Bank Interest 6.91
Unreconciled Deposits 4,896.56

DISBURSEMENT (121,506.49)

ENDING BALANCE AUGUST OPERATING \$ 126,562.51

Checking \$ 126,562.51
Milford Bank \$ 249,561.32
Peoples Bank 30,035.98

Big Projects:

- Paving of sidewalks to begin Mid-Late SEPT
- Looking for Snow contract -Have a few quotes—Board to decide ASAP
- Austin to do work orders, 94 and 27 SW repairs ASAP.
- Continue working on Dehumidifiers, attic and crawl issues as needed.
- Insulation is VERY necessary and needs attention right away, board should follow up

Reporting Attached:
Check Register Detail
Deposit Register
Bank Account Activity
Homeowners Dues Roll
Income
General Ledger
Annual Budget Comparison

1768 Litchfield Turnpike
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