

**Longmeadow Association Inc., Meeting Board of Directors – September 20, 2022 – 7:05 pm  
Start via Zoom.**

Board members present: Tom Ciarleglio, Virginia Veneziano, Amanda Nissenbaum, Bob Chenoweth. Mike Allen also joined @7:20 pm Also present: Chrissy Green from LMMRE , Arin LMMRE

- A. The meeting was called to order at 7:06 p.m., via Zoom by Tom Ciarleglio. Approved minutes motion by Tom and second by Amanda.
- B. Approval of minutes from previous meeting – Tom Ciarleglio made a motion to approve minutes as distributed, 2<sup>nd</sup> by Amanda Nissenbaum.
- C. Review of Monthly Financials- Operating: \$212, 510.06 Reserves: \$ Capital 2nd reserve: \$122, 739.29
- D. Unfinished Business:
  - a. Revision with documents and waiting on lawyer.
  - b. Meters- national backlog on all meters and still waiting for update on start of project. Will start once meters come in.
  - c. Patio Repairs: Ranked from worst and grouping repairs together to try and get better price and are waiting on quotes. Board received 3 quotes – worst patios will be repaired first.
  - d. Finished Painting and power washing
  - e. Clubhouse: re-opened and available for rental - \$150 with \$50 deposit and contact Sue at LLMRE.com
  - f. Website Update: Amanda worked with KIT to remove some information and make updates. All meeting minutes are the website and local contacts were updated also. Still some work to do on the website.
- E. New Business:
  - a. Dave Kendrick started on property – 15 hours a week to work on work orders. Owners should put in work orders for issues that need to be repaired.
  - b. Pool is closed. Be mindful regarding snow.
- F. Work Order Reports: Updated by Chrissy. Issues with contractors being backed up.
- G. Bob Wilson – painters at his unit did a good job. Dumpster and 22-32 Salem walk dumped cat litter and dumpster is off the pad.  
Bob Fiore – recommended doing all 11 patios at once.  
Meeting ended 7:29 pm – motion to adjourn by Tom Ciarleglio 7:29 and Second by Amanda Nissenbaum
- H. Executive Session:
  
- I. Adjournment – 8:03 pm