

Longmeadow Condominium Association
Minutes of Board of Directors Meeting
January 15, 2013

Board Members Present: Ruth Nappe, Bette Carlson, Kit Kaolian and Jackie Steiner, Liza Sivek and Arin Hayden of Levey Miller Maretz.

Meeting commenced at 7:08 PM.

Motion to approve meeting minutes from November 2012 made by Liza Sivek, 2nd by Bette Carlson **Passed**

Property Manager Report:

\$10,000.00 moved from the reserve in January 2013.

Codespodi (surveyor) findings presented, 170-188 Penn Common was found to be above the flood plain level. This information will be sent to the insurance company.

Discussed Fleet & Blake quotes for the pump station. Dan Gregory suggests having one pump installed and one back up on site to avoid any interruption in service in an emergency. Arin to consult D. Gregory on the quotes and Homa brand versus Flygt brand. Arin will also get the cost of a bypass system while installation is done and the cost for a replacement floor.

Discussed bank loan for drainage project, approx. \$200,000.00 in invoices have been sent.

Landscape quotes for Spring are being collected.

Clubhouse/Pool landline phone service has been cancelled. A 911 cell phone and wireless service is ready to go. New service is +\$27 a month but saves us the service calls and wire issues we were paying for.

Treasurer Report: J. Steiner read the treasurer's report. Beginning Balance December 2012: \$81,710.09 Misc. Income: Bank Loan \$5,029; Clubhouse Rental (2) \$200; Overpayment refund \$9; Collections: Budget Assessment: \$17,182.18; Common Fees \$60,098.93. Adjustment: Bank interest \$12.38 Disbursements: \$62,462.07; to Reserve \$10,000 Total Balance December 2012: \$91,779.51 Reserve Account: \$65,607.08 All balances agree with the bank and Levey Miller Maretz.

Old Business

Gutter cleaning for 86-92 SW on hold, changing the leaders.

New Business

L. Sivek to start a Longmeadow community Facebook page and be the administrator and moderator.

Parking lines need to be repainted – we will look into it as Spring approaches.

Clubhouse – have Bob A. replace locksets on both front and back doors, get new keys cut, and provide Arin with a back up key to the garage.

L. Sivek made a motion to adjourn the meeting at 8:21 PM. J. Steiner 2nd. **Passed.**