

Longmeadow Condominium Association  
**Minutes of Board of Directors Meeting**  
July 17, 2012

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

Meeting commenced at 7:00 PM.

B. Carlson made a motion to accept the minutes of the June 2012 meeting.

J. Steiner 2nd. **Passed**

**Treasurer Report:** J. Steiner read the treasurers report. Beginning Balance July 2012: \$164,219.24 Collections: Misc. Income Resale Packet (2) \$30.00, Clubhouse rental, \$200.00, Loan \$18,760.00. Budget Assessment: \$1995.73. Common Fees \$56,142.77. Adjustment Bank interest \$18.36, NSF Check \$290.15, NSF Fee 10.00. Disbursements: \$156, 875.52. Total Balance/July 2012: \$84,190.43  
Reserve Account: \$55,560.06  
All balances agree with the bank and Levey Miller Maretz.

**Property Managers Report:** Arin Hayden reports that:

Held a meeting with Paul of All Clean. 33GW attic mold was inspected and a quote will be done.

General Pavin contract was approved by email prior to the meeting. The contractor will mark areas to be overlayed, cut and replaced or filled. Board members will walk around and mark with a different color. Includes 3" asphalt to be compacted to 1.5 ".

159 PC request to plant arborvitae around patio area. Re-applied within 2' border of patio. **Approved.**

Power washing quotes: siding only on 3 buildings, Anthony Maiolo. BA \$2900 or clean only \$1300. L. Sivek made a motion for JD 2-14 and PC 150 building to be done now for \$1080 and more to be done at a later date.

The telephone wire for the pump station is not working intermittently. It costs the association \$17/mo. Looking into a wireless connection to the station which would be \$200 to install at \$27/mo. Checking if it will affect pool emergency line.

Pool shower to be repaired.

Maintenance standards issued by insurance company to be customized and distributed.

**Old Business** – none

**New Business:**

Remove pine tree by pool that is blocking the street light.

Check for trees blocking street lights.

B. Carlson made a motion to adjourn the meeting at 8:20 PM. L. Sivek 2<sup>nd</sup>. **Passed.**