

Longmeadow Condominium Association  
**Minutes of Board of Directors Meeting**  
May 15, 2012

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

Meeting commenced at 7:04 PM.

Eva Cyr, PC, attended meeting to report that her basement beams may not be level. She states that her second floor has a non-level area. Bob Austin to inspect.

B. Carlson made a motion to accept the minutes of the April 2012 meeting with K. Kaolin 2nd. **Passed**

**Treasurer Report:** J. Steiner read the treasurers report. Beginning Balance April 2012: \$100,021.98 Collections: Misc. Income Advertising sold on website \$175.00, Resale Packets (3) \$15.00 Budget Assessment: \$3,623.01. Common Fees \$55,035.52. Disbursements: \$38,411.67. Total Balance/April 2012: \$119,368.71 Reserve Account: \$55,530.54 All balances agree with the bank and Levey Miller Maretz.

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

Called UI about lights out.

34 SW pipe repair complete

Discussed Flood Zone changes, elevation certificate may help reduce additional FEMA insurance costs. This would require a surveyor. Arin will get some quotes.

63 SW requires termite extermination. Inspected by Connecticut Pest Control, quoted \$2400 + tax for entire building or \$400 + tax for unit, front and rear, inside and out. They have stated that doing the entire building is not necessary. 3 year guarantee. Motion was made by B. Carlson to approve termite treatment of unit only for \$400 + tax, passed by unanimous vote, (L. Sivek abstained as resident of 63 SW).

**Old Business:**

**New Business:**

92 SW proposed a change to their patio landscaping and fencing. Questions on proposal, Bette to speak with owner and will be discussed again.

Parking lot in front of 49-71 SW was dug up and cold patched by the Southern Connecticut Gas Company. They did not patch the holes from drilling during testing, about 1-2" in diameter. Could be a fall hazard for women in heels since they are right in the parking spots. Arin to request they patch these holes in the future.

Discussed having a tag sale before bulk pick up this year, as is tradition. Based on low Involvement last year, the board decided to skip this year.

L. Sivek made a motion to adjourn the meeting at 8:30 PM. K. Kaolin 2<sup>nd</sup>. **Passed.**