

Longmeadow Condominium Association  
**Minutes of Board of Directors Meeting**  
October 20, 2009

**Board Members Present:** R. Nappe, L. Sivek, B. Carlson, K. Kaolian, J. Steiner and R. Shelnitz of Rolar Management.

B. Carlson made a motion to accept the minutes of the September, 2009 meeting, 2<sup>nd</sup> by L. Sivek. **Passed**

**Treasurer Report:** J. Steiner read the treasures report. Beginning Balance/September: 24,725.46, Miscellaneous Income: \$100.00, Collections: \$50, 669.70, Disbursements: \$122,480.70, Adjustments: \$6.63, Total Balance/September: \$14, 015.54. Reserve Account: \$38,940.27. All balances agree with the bank and Rolar Management.

**Property Managers Report:** R. Shelnitz reported that there is a total delinquency of \$13, 491.73. This includes 2 units in foreclosure for a total of \$7,304.91, which leaves an actual delinquency of \$6, 176.82. One resale, 4 Jackson Drive, for \$222,000.

R. Shelnitz also reported that he is trying to find the responsible party to trim the branches around the light pole at the Dunbar and Salem Walk entrance. Either the City of Milford or Amity Tree will be trimming the branches.

The last roofing project for 2009 will be taking place at 151-169 Penn Common.

A motion was made by B. Carlson to not increase the monthly common fees in 2010 and to add a 2 month special assessment towards the roofing project loans. J. Steiner 2nd. **Passed**

**Old Business:** Advantage Landscaping deposition will take place October 29, 2009. B. Carlson will attend. The trial is scheduled for January 28, 2010.

The fall clean up, which includes leaf removal and other landscaping, will be scheduled shortly. Snow removal will be handled by Eric Comstock again this year.

**New Business:** There is concern about non-residents using the condo grounds as a cut through to the river behind Longmeadow. Discussed posting "No Trespassing" signs at the entrance to the river by the pool and at the Dunbar/Salem Walk entrance.

Discussed making changes to the clubhouse rental contract to highlight the "no alcohol" rule and general clean up inside and outside of the clubhouse.

K. Kaolian made a motion to adjourn the meeting @ 9:14, 2<sup>nd</sup> by B. Carlson, **Passed**