

Longmeadow Condominium Association
Minutes of Board of Directors Meeting
September 15, 2009

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

J. Steiner made a motion to accept the minutes (as corrected) of the August, 2009 meeting, 2nd by L. Sivek. **Passed**

Treasurer's Report: J. Steiner read the treasurer's report. Beginning Balance/August: \$56,463.00, Miscellaneous Income: \$3.00, Collections: \$46,456.00, Disbursements: \$82,951.00, Adjustments: \$4,754.00, Total Balance/August: \$24,725.00. Reserve Account: \$102,911.00. All balances agree with the bank and Rolar Management.

Property Managers Report: R. Shelnitz reported that there is a total delinquency of \$12,588.00. This includes 2 units in foreclosure for a total of \$7,000.00, which leaves an actual delinquency of \$5,000.00. There were no resales in August. B. Carlson made a motion to withdraw \$64,000.00 from the reserve account to be replaced immediately after the closing of the 4th line of credit from Milford Bank, 2nd K. Kaolian, **Passed**
R. Shelnitz reported that LGB Pool will be closing our pool for the season on September 17th. He further reported that Dan Gregory of Dan Gregory Pump Maintenance will be coming to the next meeting to discuss our needs for the sewage pump station.

Old Business: At last month's meeting there was a discussion about the safety of the Dunbar Rd. entrance. Trees and overgrown shrubbery were removed and a call was placed to UI to trim the tree surrounding the street light. We are checking to see what the lighting situation looks like to evaluate whether we will need additional lighting. Also being explored is the posting of *No Trespassing* signage.

The clubhouse floor is scheduled to be refinished beginning October 5th and will be available again as of October 23rd.

New Business: Next meeting is scheduled October 20, 2009.

B. Carlson made a motion to adjourn the meeting @ 9:00, 2nd by J. Steiner, **Passed**