

Longmeadow Condominium Association
Minutes of Board of Directors Meeting
April 19, 2016

Board Members Present: Liza Sivek, Kit Kaolian, Maureen Pasko, Mary Ellen Cortigiano, Ruth Nappe, Arin Hayden of Levey Miller Maretz.

Board Members Absent: None

Meeting commenced at 7:10 PM

Motion to accept meeting minutes from February 2016 made by R. Nappe, 2nd by M. Pasko. **Motion Passed**

Property Manager Report, Arin Hayden:

- 42 SW and 188 PC have been treated by Xpor, Mystic Air (IH) is scheduled to test.
- Testing on Units 69 and 71 JD have been received and all air samples are good, however, a tape test found one spore awaiting Steamatic's response in next step.
- Found black on plywood in 61 JD
- Engineer's report came back, dehumidifiers should be installed as soon as possible, secondly, all insulation should be R30 and all soffits need to be checked to ensure proper venting.
- Price was obtained on dehumidifiers. Each unit would cost (including shipping) \$773/unit. B. Austin is pricing electric and install for both buildings. Both buildings will cost the association \$9000+ (A pallet is \$9,000)
- Motion to order dehumidifiers for 61-71 JD and 1-3 JD was made by M Pasko, 2nd R Nappe.
- Another pallet should be ordered and be installed in every unit known to have mold issues. That is approximately \$9275 and B. Austin to install. At this point we are looking at \$25,000 to start. If the units with crawlspaces are completed we are looking at about \$1,000 each. Insulation then needs to be done (about \$900/unit) and then install sump pumps (around \$1300/unit)
- Awaiting results from Xpor treatments to see if we continue with them for mold remediation when it arises (\$1000/unit) and industrial hygiene testing should be done also (about \$500/unit)
- KBM is to sign a release from their contract, will pay them \$2,000 for services done and then move on. Two bids were obtained to decide currently for just landscape and start fresh with snow removal moving forward. Motion to contact Milford Quality until we are out of our contract with KBM, for now will contact for price per mow. Motion was made by M. Cortigiano, 2nd R. Nappe. **Motion passed.**
- Southern Connecticut Gas will be installing new pipes all over the complex. This will be very invasive. A notice will go out to all unit owners affected when SCG will install and update with new meters.
- Since SCG will be digging up the parking lots to lay new pipe, paving cannot be completed as planned. Bid came back at 51K to do JD hopefully at the end of August if SCG is through with their work.

- B. Austin is getting close to finish with the first building and will move on to the second, some extra cost involved due to block failing. He will move on to the last building on PC once this is done. Will need some sump pumps and possible drainage connects to pipe which would be an extra cost.
- Line striping on GW and PC to be done on April 26, rain date, April 27. Flyers were distributed to the affected units on April 20, 2016.
- Power washing for units needed is approximately \$1000 for 4 days. A list of those units in need of washing are documented.

New Business:

- Newsletter to go out explaining the dangers of flushing baby wipes, diapers, and floss, causing the backup of sewage in the units.
- Trashmaster merged with All-American for trash pick-up, days will not change.

Old Business:

- Plans to have card access/surveillance/fencing to the pool is tabled until the annual meeting. This summer will still have pool attendants. New liner has been obtained for the kiddie pool. Pool to be opened tentatively June 11 and tentatively close on September 11.
- Discussion continues on updating bylaws and rules.
- Annual meeting to be held June 26, 2016.
- Still awaiting \$2500 from each unit from damage for broken pipe.

Treasurer Report, Ruth Nappe:

Beginning Balance January 2016: \$217,532.28
Misc. Income: \$27,950.00
 (Trash rebate)
Collections: March Common Fees \$ 77,439.46
Adjustment: Bank interest \$9.60
Disbursements: (64,308.47)
Total Balance March 2015: **\$258,622.87**
 Checking: \$258,622.87

Milford Bank: \$107,574.68 + \$13.70 (interest) \$107,588.38
 All balances agree with the bank and Levey Miller Maretz.

R. Nappe made a motion to adjourn the meeting at 9:11 PM. M. Pasko 2nd. **Motion Passed.**