

Longmeadow Condominium Association
Minutes of Board of Directors Meeting
April 18, 2017

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

Absent: None

Also in attendance: No additional attendees.

Meeting called to order at 7:08 p.m.

Motion to accept the February meeting minutes by Ruth Nappe, 2nd by Maureen Pasko. **Motion passed.**

Treasurer's Report, Ruth Nappe:

LONGMEADOW CONDOMINIUMS
MARCH 2017 REPORT

BEGINNING BALANCE MARCH	\$201,128.25
MISC. INCOME	
COLLECTIONS	
March Common Fees	73,282.64
ADJUSTMENTS	
Bank Interest	8.52
DISBURSEMENTS	(75,004.76)
TOTAL CHECK BALANCE FEBRUARY	
Checking	\$199,415.65
Milford Bank	\$188,812.73

Property Manager's Report, Arin Hayden / Old Business:

- Arin reiterated, after speaking with our counsel, that rules changes should be treated as a collection rule (propose at meeting, mailing, etc).

- Bulk trash pickup scheduled for June 14, 2017.
 - Mr. Roto gave a proposal of ~\$8500 to hydroscrub our sewer lines throughout the whole complex including cleaning and sealing all manholes from heavy root problems. He will be utilizing jet lines to clean the sewer lines and will seal the manholes. This should take 3-4 days with 4 men and 2 jetters. Motion made to approve by R. Nappe, 2nd by M. Cortigiano. **Motion passed.**
 - 71 JD Mold: Mystic Air retested, results are normal levels.
 - 41 JD detected black mold, XSpor treated twice, sump pump, dehumidifier installed 3/21/2017. Xspor returned again to retest ensuring normal limits. Should close rear ventilation and monitor again going forward, continuing mold removal.
 - Issues with first building units not being maintained, Dennis from Bio-Clean has been inspecting units for mold and recommends:
 - Air vents in crawl spaces be closed
 - Fresh air vents to unit be closed
 - Maintenance on sump pumps and dehumidifiers (filter change, humidity levels) should be on a routine schedule. If association is to maintain these units on a 6 month schedule, it is a cost that needs to be factored into the budget.
 - Other crawl spaces will need sumps, dehumidifiers and treatment. 54GW had high readings, Bio-clean will continue to inspect units.
 - Bioclean to seal up vents. Motion to pass by R Nappe, 2nd by M Pasko. **Motion passed.**
 - SCG is meeting with Arin on April 21, 2017 to address and repair washout/drainage from installation of the new meters.
 - Motion was made to cut arbor vitae on 65-67 JD made by L Sivek, 2nd R Nappe. 3 yea, one nay. **Motion passed.**
 - Paving: Paving of the Salem Walk parking lot [designated area for this year] will start April 17. \$20,000 deposit has been paid. Total cost this year \$120,000.
 - Line painting from Yellow Dawg after completion of paving ~\$1300.00
 - Fence/window work: Fence work in progress, trees have been removed; window work to start this summer.
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- Roofing/Engineer for Mansard Roofs, received drawings and Seal Tite quote. \$20,000/each for construction. Discussions continue. Arin to investigate baffles in attics.
 - Brick work: working on plan for the next units by priority to fix/seal. Arin to do walkaround with Bob Austin to assess.

- Levy, Miller, Marez has installed new software, ***please utilize this time saver for work orders and common charge/assessment charges.***
- Newsletter, which had been delayed, will go out shortly.
- Mulch will be added to the playground by the landscapers this spring. Priced at \$95/yard, Arin to get other quotes on current mulch used and recycled tire mulch.
- UI: The cutting of trees along Merwin Ave. have been completed.

Old Business:

To obtain prices for kiddie pool gate.

As soon as completed, condo regulations to go out to all unit owners.

Select agent for flood insurance

Joan Braun has a grant from the town to plant garden to attract butterflies and bees but no pesticide can be used. Request denied due to pesticide being used throughout the complex.

Adjournment:

- R. Nappe made a motion to adjourn the meeting at 8:53 pm. M. Cortigiano seconded.
Motion Passed.