

# Longmeadow Condominium Association

## Meeting Minutes

4/16/2019

### Opening

The regular meeting of the Longmeadow Condominium Association was called to order at 7:06pm on 4/16/2019 in Longmeadow Condominium Clubhouse by Mike Allen.

### Present

Maureen Pasko, Thomas Ciarleglio, Michael Allen, Ruth Nappe, Kristina Gulia & Arin of LMM Property Management

### Approval of Minutes

The minutes of the 3/19/2019 meeting were unanimously (Motion by, Tom C., Seconded by Mike A.) approved as presented.

### Open Issues

- Treasury Report- Tom
  - See LMM attachment(s) for 4/2019, provided by Arin Hayden via email as of 4/10/2019
- Property Manager's Report
  - Old Business
    - Arin hand delivered packages of By-Laws to those people who were not e-mailable.
    - Spoke with Bob about clearing up work orders and tackling as much as possible.
    - 2 Meetings for By Laws on April 23/24
    - Board needs to walk the property- Patio clean-up / rule breakers.
    - Pool Liner install dates? They are still telling Arin it will be on time along with fresh water fill for opening.
    - Eric available for 1st month of Pool Season
  - New Business
    - Asphalt quote, Arin walked the property.
      - Arin has one quote for approximately 50k for sidewalk work
    - Quote for Quality Landscaping to do lawn, seeding and top soil throughout the property.
      - Ruth motion to accept Quality Landscaping quote for 4k, seconded by Tom.
    - Fence by playground being replaced by initial installer because he sees that his installed did poor workmanship.
    - 17-33 SW area getting brick done
    - Power washing will be done building by building has been budgeted

### Adjournment

Motion for adjournment made by Mike Allen, 2<sup>nd</sup> by Tom Ciarleglio. Meeting adjourned at 8:30pm. The next general meeting will be at 7:00pm on 5.21.1919.

Minutes submitted by Michael D. Allen

**Monthly Reporting for Longmeadow Condominiums**

**APRIL 2019**

<b>Financials:</b>	
<b>BEGINNING BALANCE APRIL OPERATING</b>	\$ 181,669.39
<b>COLLECTIONS</b>	
APRIL Common Fees	75,890.81
<b>MISC. INCOME</b>	
<b>ADJUSTMENTS</b>	
Bank Interest	9.08
Unreconciled Deposits	3,248.63
<b>DISBURSEMENT</b>	(49,065.33)
<b>ENDING BALANCE APRIL OPERATING</b>	<b>\$ 211,752.58</b>
Checking	\$ 211,752.58
Milford Bank	\$ 249,466.99

**Big Projects:**

- Still looking for Paving quote numbers, have 2.
- Looking for Snow contract bids as well.
- Hopeful to have lawyer come to a meeting about by-laws
- Continue working on Dehumidifiers, attic and crawl issues as needed.
- Insulation is VERY necessary and needs attention right away, board should follow up

**Reporting Attached:**

Check Register Detail  
Deposit Register  
Bank Account Activity  
Homeowners Dues Roll  
Income  
General Ledger  
Annual Budget Comparison

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