

**Longmeadow Condominium Association**  
**Minutes of Board of Directors Meeting**  
February 21, 2017

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

**Absent:** Liza Sivek.

**Also in attendance:** No additional attendees.

Meeting called to order at 7:09 p.m.

Motion to accept the January meeting minutes as amended by Ruth Nappe, Mary-Ellen Cortigiano, 2<sup>nd</sup>. Motion passed.

**Treasurer's Report, Ruth Nappe:**

**LONGMEADOW CONDOMINIUMS**  
**JANUARY 2017 REPORT**

<b>BEGINNING BALANCE JANUARY</b>	\$ 193,811.86
<b>MISC. INCOME</b>	
Ins. Rebate	3,824.00
<b>COLLECTIONS</b>	
JANUARY Common Fees	84,448.71
<b>ADJUSTMENTS</b>	
Bank Interest	7.28
<b>DISBURSEMENTS</b>	(125,743.26)
<b>TOTAL BALANCE JANUARY</b>	<b>\$ 156,348.59</b>
Checking	\$ 156,348.59
Milford Bank	\$ 188,766.96

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

- Arin spoke with Susan the Association's lawyer on the topic of updating our bylaws.... Our existing (original) bylaws in certain areas are ambiguous. Say the Association wants to ensure owners maintain proper insulation, the bylaws would need updating.
  - Discussion of insulation.
  - Continued discussion of the drafting of updated bylaws.
  - Our original bylaws have "right of first refusal" for sales, which is not what banks want to see, it is not the business we want to be in.
  - Fix the definition of Unit.
  - **Motion** made by M Pasko: "We ask our attorney to draft **two** versions of updated bylaws for us. One version will be our bylaws only the updates required by Connecticut state statutes. The second version would be [our existing bylaws updated with the required updates] and also additional changes that other typical Associations have made or have. [that we would find desirable] Ruth seconded.
- Mold / 71 JD: will Mystic come out, will do air-quality tests in the attic, crawlspace, and living area
- Paving: Paving of the parking lot [designated area for this year] will start April 17.
- Roofer / engineer for units with Mansard roofs: The idea is to insulate the roof deck. Still waiting on drawings and answer on Roxul® insulation for crawlspace.
- Lawn / Snow. Matt from signed contract. Spring 2017
- Fencing: Continued discussion on the replacement of the wood stockade fences: the 300-foot run of stockade fence along the back of Salem Walk (Buildings #3, 1-15, and #4 17-31) and the 285-foot run on Greenwich Way (in back of Buildings A6, 48-58 GW and A5, 60-70 GW).. The decision was made at this meeting to use vinyl (versus wood stockade style). The color would be white for the SW area fence; there already is a white fence there. The fence along the back of GW would be beige. The board will vote on the use of color when the cost for colored vinyl is determined.
- Railing 65 JD. Decision to put in a second railing since there were originally two railings when the building was built.
- Sump Pump underground tie-ins to main drainage pipes completed.
- Thanks to our having gone through the process of getting elevation certificates, additional buildings have been removed by FMEA from the flood zones. FEMA removed two additional buildings (2 – 18 18 JD and 170-188 PC) on top of the four they removed (that they had put in to a flood zone recently). FEMA changed the flood zone from 'AE' to 'X', ( Zone 'X' means that it is not mandatory to cover with floor insurance).
- Newsletter, which had been delayed, will go out shortly.

- Two (fake “DogDecoys ®” dogs have been purchased and placed on the lawn by the marsh to deter Canadian Geese. There is one by the clubhouse.
- Swimming Pool: The opening date for the pool is the Memorial Day. There is often a lower cost for the opening (pool preparation) when it is done earlier. The projected closing date is September 10.

#### **New Business:**

- Kit Kaolian presented a letter of resignation to the Board citing that family care and personal items make it difficult for him devote the time needed to do a good job for the Association. Kit will continue to maintain the web site and co-admin the Association’s Facebook page.

#### **Adjournment:**

- Mary Ellen made a motion to adjourn the meeting at 8:30 pm. Ruth seconded. **Motion Passed.**