

Longmeadow Condominium Association

Meeting Minutes

2/19/2019

Opening

The regular meeting of the Longmeadow Condominium Association was called to order at 7:04pm on 2/19/2019 in Longmeadow Condominium Clubhouse by Maureen Pasko, President.

Present

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

Approval of Minutes

The minutes of the 1/15/2019 meeting were unanimously (Motion by, Ruth N., Seconded by Tom C.) approved as presented.

Open Issues

- Interview Format for 5 prospective Board Members, including time limits and scoring for each interview.
- Treasury Report- Tom
 - See LMM attachment(s) for 2/2019, provided by Arin Hayden as of 3/14/2019
- Manager's reports
 - Old Business
 - Crawl Space Water & Dehumidifiers – BioClean work in progress
 - Patio work is done and paid from all previous requests
 - Examine outstanding work order progress by multiple contractors
- By Laws and Lawyer updates
 - Attorney's progress
 - Need to review most recent Attorney's submissions and prepare for next phase of presentation and voting on by Condominium Ownership

New Business

- Looking for new Snow Removal company based on poor performance and multiple issues with current provided for the 2018/2019 snow season.
 - Walk of the grounds by Board Members and Arin to examine current and new issues since last walk of the grounds.
 - Need to do walk thru to give Landscaping company things that we want done going forward.
- Brick work to completed in the Spring.
- Pool Staffing
 - Samantha trying to get a Summer Camp job, won't be available until after 3pm on those days

- Rhiannon may or may not be available, but may have a friend available
- Girl from last season who lives at 70 GW
- Availability of John?
- Start prior to Memorial Day with Furniture set-up and close after labor day
- Pool to be done in the Spring- Arin will keep on LGB

Adjournment

Motion for adjournment made by Ruth N., seconded by Mike A. Meeting adjourned at 8:05pm by Maureen Pasko, President. The next general meeting will be at 7:00pm on 3/19/19.

Minutes submitted by Michael D. Allen

Monthly Reporting for Longmeadow Condominiums FEBRUARY 2019

Financials:	
BEGINNING BALANCE FEBRUARY OPERATING	\$ 128,769.56
COLLECTIONS	
FEBRUARY Common Fees	76,083.33
MISC. INCOME	
City of Millford Trash Refund	27,951.00
ADJUSTMENTS	
Bank Interest	6.38
Unreconciled Deposits	4,150.72
DISBURSEMENT	
	(81,785.42)
ENDING BALANCE FEBRUARY OPERATING	\$ 155,174.57
Checking	\$ 155,174.57
Millford Bank	\$ 249,404.47

Big Projects:

- Will plan on Landscape repairs in Late April, curbs, etc for snow damage
- Snow contractor damaged 3 cars and an AC unit during larger storm
- Waiting on Lawyer to give final documents to go to owners for vote.
- 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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