

Longmeadow Condominium Association
Minutes of Board of Directors Meeting

January 19, 2016

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

Also attending for part of the meeting: Bob Austin.

Absent: Ruth Nappe.

Meeting called to order at 7:10 p.m.

Motion to approve meeting minutes from November 2015 made by Mary Ellen Cortigiano, 2nd by M. Pasko **Motion Passed** (Note, there was not a December 2015 meeting.)

Bob Austin.

Robert "Bob" Austin came to the meeting to discuss, share his observations and opinions of the current water-related issues and remediation that needs to transpire in a few units on Jackson Drive.. Bob was put first on the agenda and left after the discussion.

Bob: There seems to be mold in a few attics. Not one single root cause.: Engineer had recommended insulation, putting insulation around bathroom vents, putting insulation over the attic door panel back in 2006.

Recap of what was done during the roofing work a few years ago: For venting—added a ridge vent to all roofs, added soffits to all building, with the exception of changing existing round vents on the front of the ranch bldgs. Removed circular vents on top of roofs and seal with plywood. (Mechanical ventilation should be sealed in winter months.) Insulating bathroom exhaust vent ducts was done, changing to flexible pipe and venting out soffit.

What was not done: Putting insulation over ceiling door panel to the attic. Also not done: Adding insulation to get it to R30.

Bob said that one's putting stuff in his attic, even ad hoc flooring, such as plywood, compresses and reduces the "lift" (and effectiveness) of the insulation under it. When 1 – 9 GW was done, Bob gave unit owners the option of having the attic floor raised in parts so plywood flooring could be put on the floor in an area and would not compress the insulation.

The mold that is in 69/71 JD, had likely been there for a long time. Bob recalled that there was so much water in those basements that the lolly columns had to be replaced while we added sump pumps and had replaced a large number of damaged sill plates.

One possible source of mold may be the moisture... the spores/moisture, travelling up the hollow concrete cinderblocks. Units which have things like pipes dripping behind the walls, such as behind the shower, could cause mold.

Friday, (1/22) Basement Systems will be coming to look at crawlspace under 61 – 71, to provide estimate, along with Budget Dry basements after that.

33 GW had an area that seemed to be effected by the bathroom vent which was dumping into the attic space. The vent has been re-placed in the soffit, but the plywood seems to need replacement in the near future.

Discussion whether to use 'green' remediation. Solution 100% guaranteed to eliminate the mold as long as the source of the mold is corrected. Company says the staining from the mold will stay there (but spores killed off) and the solution breaks it down and prevents it from coming back.

Decision made (which Bob recommended) that we hire engineer Martin Benassi to provide consultation to Longmeadow --- to have him analyze each situation, determine the root case and optimal solution to fix and prevent future issues. We would have him look at all areas which have problems. Later he would look at all units that may potentially have an issue. If one unit in a building is found to have issues, the entire building would need to be carefully inspected.

Discussion continued that we need to determine the best way to treat mold, i.e. Steamatic type cleaning vs. an enzymatic spray

We need to start inspection with the buildings (not yet remediated) on marshes side, crawl spaces them move in to the rest of GW and JD.

Quotes reviewed.

Board discussed using Bob Austin to perform initial inspections on units which have not reported any problem. He will provide a written report for each inspected unit. Units with potential issues will get further inspected by an engineer. Pricing to be reviewed

Arin will compile the text of a letter which would be distributed to unit residents in buildings to be inspected.

The board will review the hygienist reports, Steamatic, Basement Systems. Bonazzi reports. This discussion with Bob Austin concluded at 8:20

Treasurer's Report presented by Maureen Pasko:

Checking Account:

Beginning Balance December 2015:	\$ 126,895.40
Misc. Income:	none
Collections:	\$ 75,640.94
Bank interest	\$ 5.58
Disbursements:	(\$ 61,162.86)
Total Balance Ending Dec. 2015:	\$ 141,379.06

Milford Bank Money Market Account:

Money Market Starting Balance: \$107,534.46 + 13.70 (interest)
= \$170,548.16 End of month balance.

All balances agree with the bank and Levey Miller Maretz.

Property Manager Report, Arin Hayden:

- On January 14. Arin, Liza and Kit met at the lawyers' office to sign loan-related documents and close on the consolidation loan.
- One unit in SW has been vacant now for 14 months. No-one knows who officially owns it, to whom it is titled at this point in time. The owners have walked away from the unit, the bank holding the mortgage is having trouble getting the title to it. The Association has to keep the gas and heat on so that the pipes do not freeze.
- We have had issues with a couple unit's main water valves not fully closing. This is valve in the basement or crawl space that shuts the water off to the entire unit (and just that unit).
- Tree guys coming out: We got a breakdown of estimates from Woodland TreeWorks. We have a few trees that need to be trimmed or removed. One discussion was the line of trees behind 150 – 170 PC.
- Discussed signal Systems LLC's and Access Alarms bids for work for an access control system for pool. This was following up on our discussion about eliminating employing pool attendants and having a card-access security system to control access to the pool.

Old Business:

- Discussion of rewriting patio and garden rules, pet standards, maintenance standards, etc.. Discussion about what the consequences will be for violations.

New Business:

- Discussed getting a Winter newsletter out. Arin also needs to have all units owners' / residents' email addresses. If any resident has an email and does not currently get emails from Arin, (s)he should contact Arin to be put in the unit owner's distribution list.

Adjournment:

Mary Ellen made a motion to adjourn the meeting at 9:18p.m.. 2nd : Kit Kaolian. **Motion Passed.**