

Longmeadow Condominium Association

Meeting Minutes

6.18.2019

Opening

The regular meeting of the Longmeadow Condominium Association was called to order at 7:07pm on 6.18.2019 in Longmeadow Condominium Clubhouse by Ruth Nappe.

Present

- Arin Hayden, Mike Allen, Ruth Nappe, Kristina Gulia, Thom Carigiello, Maureen Pasko
- Meeting opened at 7:01pm

Approval of Minutes

- Meeting Minutes approved- Ruth: Motion to Accept, Tom: 2nd

Audit Presentation- Peter

- Done by Accrual, not CASH
 - US GAAP - Generally Accepted Accounting Practice in the US
 - Add Audit and Reserve Study to handouts for Annual Meeting minutes

Treasurer's Report- Tom

- Based on Auditors suggestion we should take a portion of our money and place in a secondary account to make sure that we are covered by FDIC max limits.
 - Move a 150k to another bank over 2% interest bearing

By Laws Review

- Look at other attorney's for on-going

Manager's Report- Arin

- Austin completed SW drainage work.
- We need to look at bushes throughout the facility that may be so overgrown that they need to be completely removed and replaced with new bushes.

- Still need to walk of the grounds
- Gutter work to hopefully commence next week.
- Arin did walk with paving and looks like 1100 linear feet getting multiple quotes.

New Business

- Ruth wants to have work done on clubhouse bathrooms.
- 630 time for set up of club house.
- Bob Fiore threat to sue

Motion to Adjourn

- Motion to adjourn meeting-Mike
- 2nd- Ruth

Meeting adjourned at 8:30pm. Next meeting will be the Annual Meeting @ 7:00pm on 6/23/2019.

Minutes submitted by Michael D. Allen

Financials:	
BEGINNING BALANCE MAY OPERATING	\$ 211,752.58
COLLECTIONS	
MAY Common Fees	80,313.48
MISC. INCOME	
ADJUSTMENTS	
Bank Interest	9.97
Unreconciled Deposits	1,845.38
DISBURSEMENT	(60,678.24)
ENDING BALANCE MAY OPERATING	\$ 233,243.17
Checking	\$ 233,243.17
Milford Bank	\$ 249,498.77

Big Projects:

- Scheduled another company for paving quote.
- Looking for Snow contract bids- Milford qualify, Black Diamond
- Completed some big leak units, hopeful to be in good shape on those.
- 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

1768 Litchfield Turnpike
Woodbridge, CT 06525
Office: (203) 389-5377
Fax: (203) 389-6302



