

Longmeadow Condominium Association
Minutes of Board of Directors Meeting
January 21, 2014

Board Members Present: Ruth Nappe, Kit Kaolian, Maureen Pasko, Liza Sivek
Absent: Bette Carlson, Arin Hayden of Levey Miller Maretz.

Meeting commenced at 7:06 PM

Motion to approve meeting minutes from November 2013 with corrections made by K. Kaolian, 2nd by R. Nappe **Motion Passed**

Property Manager Report, Ruth Nappe provided updates from Arin Hayden:

- Work orders continue to progress along well
- 22SW: unit had a leak in the basement; a sump pump was installed by unit owner with plan for Association to reimburse. Owner continues to report water concerns. Discussed Board's plan to use Basement System, if needed, for repairs vs. costly work to dig up areas. Further discussed that would like owner to provide information regarding extent of water or have someone observe. Plan to follow up after receiving more information.
- Bob Austin continues to complete a lot of work in the development.
 - 188PC: large repair due to water in the basement
- Concerns made regarding ongoing issues with unit owners leaving recycle bins on front porches
- Reported concerns with unit owner putting garbage on patio before disposing of properly
- Problem with AT&T/Cable/TV post being knocked over. A. Hayden to contact company for repair request
- Discussed recent transfer of \$40,000 from bank account for expenditures. This was approved by Board via email. Discussed that two signatures are required for this transfer which did not occur until after checks were written. The signatures were provided following and the bank did cover the checks. After this transfer, the Association has about \$87,000 in the reserve account.
- Contracts have been signed to obtain elevation certificates all buildings which currently do not have one for FEMA flood mapping. A. Hayden continues to follow up with insurance regularly regarding prior LOMC submitted with no response at this time.
- Discussed additions for snow contract next year to include:
 - Adding that ice melt be utilized when snow is less than 1 inch
 - Adding that contractor have hold/harmless insurance

This lead to discussion of whether to considering bundling services (lawn/snow) in the future as in the past. Plans to continue discussion in spring 2014.

New Business:

- Extensive discussed occurred regarding Longmeadow's FHA application having been reviewed and found to be ineligible for FHA approval at this time . Please see Attachment A to these minutes for detailed information. The main issue appears to be changes needed for the by-laws. The concern discussed was possible financial costs related to title searches which may need to be conducted in order to make needed changes to the by-laws. The questions remaining are: Are we required to do the title search? If so, are there parameters on who/how this should happen? Are there risks to not updating by-laws to bring them current? What are the positives/negatives to having FHA approval? Even without approval, will the by-laws need updating anyway? Board plans to acquire more information before any decision or possible plan can be made.

Old Business:

- K. Kaolian provided update on water restrictor. Reports restrictor was placed and felt to be too low (50); reports adjusted (60) which was more tolerable. Still pending further information/feedback from unit owners in the building.

Treasurer Report, Liza Sivek:

Beginning Balance November 2013: \$67,862.57

Misc. Income: \$0.00

Collections: Budget Assessment: \$15,767.79; Common Fees \$58,360.92

Adjustment: Bank interest \$2.86

Disbursements: \$102,063.50

Total Balance November 2013: \$39,930.64

Checking: \$39,930.64

Milford Bank: \$127,110.95+\$15.15 (interest) \$127,126.10

All balances agree with the bank and Levey Miller Maretz.

Beginning Balance December 2013: \$39,930.64

Misc. Income: Club House rental \$300.00

Collections: Budget Assessment: \$5,403.71; Common Fees \$59,314.91

Adjustment: Bank interest \$2.88

Disbursements: \$57,738.49

Total Balance December 2013: \$47,213.65

Checking: \$47,213.65

Milford Bank: \$127,126.10 +\$16.72 (interest) \$127,142.82

All balances agree with the bank and Levey Miller Maretz.

L. Sivek made a motion to adjourn the meeting at 08:04 PM. M. Pasko 2nd. **Motion Passed.**

