

**Longmeadow Condominium Association**  
**Minutes of Board of Directors Meeting**  
July 18, 2017

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

**Absent:** Mike Allen

**Also in attendance:** Susan Epstein, Esq

Meeting called to order at 7:11 p.m.

**Treasurer's Report, Mary Ellen Cortigiano:**

**LONGMEADOW CONDOMINIUMS**  
**JUNE 2017 REPORT**

<b>BEGINNING BALANCE JUNE</b>	<b>\$96,321.10</b>
<b>MISC. INCOME</b>	
<b>COLLECTIONS</b>	
April Common Fees	<b>75,822.96</b>
<b>ADJUSTMENTS</b>	
Bank Interest	<b>4.70</b>
<b>DISBURSEMENTS</b>	<b>(52,293.81)</b>
<b>TOTAL CHECK BALANCE JUNE 30</b>	<b>\$119,854.95</b>
Checking	\$119,854.95
Milford Bank	\$188,883.35

**Association Attorney:**

- Association attorney Susan Epstein, discussed the by-laws, declarations, and rules and regulations that need to be amended. 75% of unit owners need to vote on changes of by-laws, however, state statutes trump bylaws. Unit owners can comment on Rules and Regulations but final decision rests with the Board of Directors of Longmeadow Condominiums. Specifics needs to be added to the declaration.

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

- Valves are on the to do list.
- 80 SW still in foreclosure action, and the negative outcome for us would be only 9 months of common fees/assessment and legal fees. We will see a loss of income.
- No resolution yet on Mansard roofs ice damming, still working on getting Engineer, contactor and roofer for final quotes.
- Mold: Association is up to date on everything we have done. Vote taken on maintenance of sump pumps, dehumidifiers and recurrence of mold on a 6 month basis. Motion by Ruth Nappe for Bioclean, 2<sup>nd</sup> Mary Ellen Cortigiano **Motion passed.**
- Window work (Harvey slim line, new construction, double hung) and old door replacement are being done this summer,
- Brick work: working on plan for the next units by priority to fix/seal. Arin to do walkaround with Bob Mars to assess priority
- Levy, Miller, Maretz has installed new software, ***please utilize this time saver for work orders and common charge/assessment charges.***
- Pool needs repair of liner, Gardner notified, Kiddie pool repair set up for MONDAY, July 24 start.
- More asphalt repairs were done SW and GW and new catch basin in GW replaced at a cost of \$1500.

### **New Business:**

- Three unit owners have shown interest to become board members, Interviews to be held the evening of August 8.
- Maintenance standard to be sent out to unit owners shortly.
- Request by M Cortigiano to try "Goose Scram" product along marsh and front units of GW to deter geese. Not harmful to children, animals or pets.
- Insurance premium was again increased, choice between higher premium or higher deductible. Motion made to increase premium by R. Nappe, 2<sup>nd</sup> by Maureen Pasko. **Motion passed.**

### **Adjournment:**

- R. Nappe made a motion to adjourn the meeting at 9:05 pm. M Cortigiano 2nd. **Motion Passed.**