

Longmeadow Condominium Association
Minutes of the Board of Directors Meeting
July 17, 2007

Board Members Present: K. Kaolian R. Nappe, B. Carlson, M. Foran, J. Steiner, and R. Shelnitz of Rolar Management.

The meeting was called to order @ 7:02.

B. Carlson made a motion to accept the minutes from the June 19th board meeting, 2nd by J. Steiner. **Passed**

M. Foran made a motion to accept the Minutes from the Annual Meeting as revised by R. Nappe, 2nd by B. Carlson. **Passed**

Treasurers Report: was given by J. Steiner the balance in the checking account is \$117,740.40 the reserve account has \$115,510.27. All balances agree with the bank and Rolar Management.

Property Managers Report: R. Shelnitz reported the delinquency balance to be \$10,885.37.

There were 2 resale's, 59 SW and 45 GW.

R. Shelnitz presented a contract from Westcott and Mapes, an engineering firm to address the drainage problem # 49-51 SW. B. Carlson made a motion to accept the contact, 2nd by K. Kaolian. **Passed**

R. Shelnitz also presented a contract from "Basement Systems" with an estimate for approximately \$5, 500.00 per unit for their containment system. He reminded the board that this was a containment system not a solution. M. Foran made a motion to call Basement Systems when warranted, worse case scenario when other methods fail. 2nd by B. Carlson. **Passed**

M. Foran made a motion to have R. Shelnitz start getting quotes on power washing units, 2nd by J. Steiner. **Passed**

R. Shelnitz will give LGB 1 week to come up with a solution for our chlorinator problem.

R. Shelnitz reported that a tree fell today @ 15 JD, and will be removed. It was also decided that the owners of the cars tagged for towing will be sent a letter with a 7-25-07 tow date.

2.

K. Kaolian made a motion to have a letter drafted by the attorney that will go into the mailing of the Annual Meeting minutes to address underage alcohol consumption on the property, 2nd by J. Steiner. **Passed**

Old Business: Shrubs or trees will be planted in the fall @ 26 JD, 58 GW, 18 JD 74 SW and 70 SW,

The board asked R. Shelnitz to send a letter to 166 PC to have them remove the baby swing that is on common ground.

New Business: R. Nappe asked all board members to review all the rules and regulations over the summer months and to be prepared in September to discuss them and any possible changes.

The pool discussion involved coming up with a plan for next year's lifeguards to take a tally of people using the pool on a daily basis and limiting the number of outsiders. Also, this year the guards will now issue a key for clubhouse bathroom usage in light of the recent vandalism in the bathrooms.

B. Carlson made a motion to have R. Shelnitz put an ad in the Bridgeport Post and New Haven Register to solicit snow plowers for the 2007-2008 seasons, and have him call any companies he knows. 2nd by M. Foran. **Passed**

K. Kaolian will put an article on the Web Site regarding snow plowing and to advertise club house rentals.

R. Shelnitz will send a letter to 71 JD to inform them that they need to remove the handicapped ramp for the back of their unit.

There will be no August meeting.

Next meeting is September 18, 2007

M Foran made a motion to adjourn the meeting @ 9:10, 2nd by B. Carlson. **Passed**