

Longmeadow Condominium Association  
**Minutes of Board of Directors Meeting**  
July 21, 2011

**Board Members Present:** Ruth Nappe, Bette Carlson, Liza Sivek, J. Steiner, Kit Kaolian and Robert Shelnitz of Rolar Management

B. Carlson made a motion to accept the minutes of the June 2011 meeting.  
2<sup>nd</sup> by J. Steiner. **Passed**

**Treasurer Report:** J. Steiner read the treasurers report. Beginning Balance June 2011: \$58,677.07. Collections: Condo Fees \$51,058.51, Budget Assessment \$514,960.96  
Disbursements: 71,638.05. Total Balance/June 2011: \$53,180.59.  
Reserve Account: \$48,363.50. All balances agree with the bank and Rolar Management.

**Property Managers Report:** R. Shelnitz reported that there is a total delinquency of \$13,744.06 in common fees. Special Assessments collected as of 6/11 total 14,960.96.

1 resale: 31 JD

Landscaping: John of Lawn King gave us an estimate for mulching the playground area to a 6" depth. It will be \$4400 plus tax and will use playground mulch. B. Carlson made a motion to accept the proposal from Lawn King for \$4400.00 plus tax to mulch the playground.

Also, playground benches will be checked for needed repairs.

Southern Connecticut gas Company: Supervisor came out to the complex to look at areas that need paving, which will take place at any time.

Chem-Dry: Treated weeds around curbs but did not do islands and roadways.  
Will be back to re-do.

B. Carlson to call about sewer pump maintenance quoted in the past by Gregory Pump Maintenance.

**Old Business:**

90 SW has brick work being done.

End of building by 47 SW will be looked at for possible powerwashing.

Lawn King – weed whacking on patio edges not being done, Rolar management to call and make them aware.

Pool rules – attendants will be reminded to have everyone sign in.

Flood insurance – L.Sivek made a motion to increase our flood insurance from \$152,000 from \$142,000 to satisfy bank requests made by owner’s mortgage companies.

2<sup>nd</sup> K. Kaolian **Passed**

HUD (FHA loans) – paperwork will be gathered to renew HUD approval of complex.

**New Business:**

Discussed considering allowing gazebo type tents over patios. No decision made.

K.Kaolian made a motion to offer residents the option to rent the clubhouse on weeknights, (Monday through Friday), for up to 3 hours at \$50 for one night or \$30 per night for 2 or more nights. This would be for meetings only. 2<sup>nd</sup> L. Sivek **Passed**

B. Carlson made a motion to adjourn the meeting at 8:50. 2<sup>nd</sup> by L. Sivek. **Passed.**