

**Longmeadow Condominium Association**  
**Minutes of Board of Directors Meeting**

June 16, 2015

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

**Absent:** Mary Ellen Cortigiano

Meeting commenced at 7:08 PM

Motion to approve meeting minutes from May 2015 made by R. Nappe, 2<sup>nd</sup> by M. Pasko.

**Motion Passed**

**Property Manager Report, Arin Hayden:**

- Work continues on the work orders
- B. Austin continues drainage work on JD buildings
- Paver has come and done patches behind GW post drainage work being completed
- Legal Issues in process for the Association:
  - 2 units currently in foreclosure proceedings
  - 2 units have been in pre-foreclosure proceedings
  - 1 unit, owner deceased, currently pending probate
  - 4 units pending sale
- Plan for paving work to begin August 2015:
  - JD/GW visitor parking circle is priority

**New Business:**

- 102/104SW had sewage back up. Unit owner did not contact Property Manager and called private company for the work. Unit owner charged \$548.81 and requesting reimbursement. This work, when coordinated via Property Manager, costs the Association \$350.00. Plan to reimburse unit owner this rate of \$350.00.
- Annual Meeting will be June 28<sup>th</sup> at 7pm in the Clubhouse
  - Discussed agenda
  - Liza/Ruth are both up for re-election this year
- A. Hayden reports minimum wage increase in State of Connecticut. A. Hayden to follow up and ensure the pool attendants are meeting this new wage increase.

**Old Business:**

- Still pending upgrade of dumpster for JD
- Pool open; coverage/attendants are all set
- Garden and Maintenance Committee spoke to second owner on PC regarding spigot who declined as unit is pending sale/new owner; Discussed ongoing issues with this project and possible plan to discontinue moving forward with this work
- 92SW unit owner requesting patio extensions, plants/garden, privacy fence. L. Sivek already discussed Association rules regarding perimeter, including privacy fence.

Unit owner also requests L shaped privacy fence which was declined by Board.  
Privacy fence work to be done as ongoing process when fence work is done

- Discussed need to update Garden Rules

**Treasurer Report, Ruth Nappe:**

**Beginning Balance May 2015:** \$198, 921.18

**Misc. Income:** \$0

**Collections:** \$75,413.92

**Adjustment:** Bank interest \$7.14

**Disbursements:** \$ 141,879.41; \$20,000 (to reserve)

**Total Balance May 2015:** \$ 112, 462.23

Checking: \$112, 462.23

Milford Bank: \$167, 413.23+\$21.76 (interest)-\$20,000 (transfer from checking)

\$187,434.99

All balances agree with the bank and Levey Miller Maretz.

K. Kaolian made a motion to adjourn the meeting at 8:23 pm. R. Nappe 2<sup>nd</sup>. **Motion Passed.**