

Longmeadow Condominium Association

Meeting Minutes

5/21/2019

Opening

The regular meeting of the Longmeadow Condominium Association was called to order at 7:07pm on 5/21/2019 in Longmeadow Condominium Clubhouse by Ruth Nappe.

Present

Thomas Ciarleglio, Michael Allen, Ruth Nappe, Kristina Gulia & Arin of LMM Property Management

Approval of Minutes

The minutes of the 4/16/2019 minutes were unanimously (Motion by Ruth Nappe, Seconded by Mike Allen.) approved as presented.

Open Issues

- Treasury Report- Tom
 - See LMM attachment(s) for 5/2019, provided by Arin Hayden via email as of 6/11/2019
- Property Manager's Report
 - Old Business
 - Spoke with Bob about clearing up work orders and tackling as much as possible.
 - Bob currently working on leaks in units around foundations and other areas.
 - Board needs to walk the property- Patio clean-up / rule breakers.
 - Discussion regarding By-Laws and Declaration edits and how to move forward after last 2 in formational meetings with unit owners.
 - Continued search for new snow removal contractor after poor results for this past season.
 - New Business
 - Arin working on additional paving quotes as issues have arisen with previous asphalt company.
 - Arin walked the property.
 - Arin has one quote for approximately 50k for sidewalk work
 - Power washing under way building by building.
 - Sam will be taking over scheduling and management of other pool attendants reporting to Tom & Mike as needed.
 - Crawl Space and De-Humidifier work needs to continue.
- General Discussion
 - Annual Meeting to be held Sunday June 23rd at 7:00pm

Motion for adjournment made by Kristina Gulia, 2nd by Mike Allen. Meeting adjourned at 7:50pm. The next general meeting will be at 7:00pm on 6/18/2019.

Minutes submitted by Michael D. Allen

Financials:	
BEGINNING BALANCE MAY OPERATING	\$ 211,752.58
COLLECTIONS	
MAY Common Fees	80,313.48
MISC. INCOME	
ADJUSTMENTS	
Bank Interest	9.97
Unreconciled Deposits	1,845.38
DISBURSEMENT	(60,678.24)
ENDING BALANCE MAY OPERATING	\$ 233,243.17
Checking	\$ 233,243.17
Milford Bank	\$ 249,498.77

Big Projects:

- Scheduled another company for paving quote.
- Looking for Snow contract bids- Milford qualify, Black Diamond
- Completed some big leak units, hopeful to be in good shape on those.
- Continue working on Dehumidifiers, attic and crawl issues as needed.
- Insulation is VERY necessary and needs attention: right away, board should follow up

Reporting Attached:

Check Register Detail
Deposit Register
Bank Account Activity
Homeowners Dues Roll
Income
General Ledger
Annual Budget Comparison

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