

Longmeadow Condominium Association
Minutes of Board of Directors Meeting
November 19, 2013

Board Members Present: Ruth Nappe, Bette Carlson, Kit Kaolia, Maureen Pasko, and Arin Hayden of Levey Miller Maretz.

Meeting commenced at 7:02 PM

Motion to approve meeting minutes from October 2013 with corrections made by B. Carlson, 2nd by L. Sivek **Motion Passed**

Property Manager Report, Arin Hayden, Levey, Miller, Maretz:

- Discussed that Longmeadow may be responsible for issues with pipes/insurance if occurs on Longmeadow. A. Hayden to follow up to determine if our responsibility.
- All flood certificates have been received for 3 buildings and submitted to our insurance company to request Letter of Map Correction
- Bob Austin: Approximately \$50,000 spent on current building work for drainage. At this time 2 sills need replacement (approx. \$4500 each). We are expecting approximately \$20,000 for additional work, including patio sills.
- Review of work orders
 - 24SW: No animal found in back. Box to be fixed. Approximate cost \$300.00
 - 102SW: Unit owner needs new A/C unit but unable to install due to pavement issue. Plan to fix. Approximate cost \$450.00
 - 90SW: 2011 leak from rain with water damage. Needs sheet rock patch/hatch repair.
 - 90SW: Window removed/repaired, but owner reporting some leaking water
- Discussed Year to Date budget and 2015/2016 projected budgets
- Plan to put payment schedule with new common fees/assessments on website so owners have easy access to this information
- \$10,000 approved for Bob Austin to start next building in drainage project on Greenwich Way
- Discussed tree work that has been completed as well as the amount of tree work which will still need to be completed on the property
- Discussed renewal of Perco contract for landscaping. Contract to include 1% increase. Some changes made to contract and approved by Longmeadow Board of Directors
- Follow up still pending on water pressure concern for building. Pending gauge being placed and outcome
- UI has been on the property and completed work on one new lamp post at this time
- L. Sivek discussed large shrubs being placed in dumpsters. Discussed putting information on Facebook with pictures to remind unit owners that putting inappropriate items into dumpsters results in charges/fines by company. This in turn can affect common charges in the future.

New Business:

- B. Carlson brought information regarding solar panels. Discussed how it may or may not work for individual unit owners. It was recommended this be further discussed with Tom, roofing contractor, to get feedback regarding feasibility. Discussed considering use for club house. A. Hayden to investigate how this might be assisted by UI.
- Discussion regarding individual unit gas lines as it is unclear who may be responsible for damage/replacement, whether unit owner vs. Longmeadow Association. This is occurring for one unit at this time with plan for A. Hayden to get quote for repair and Board to review currently by-laws for clarification.
- Discussion regarding plan for bricks vs. siding for work which will need to be done in the future for the buildings. B. Carlson to obtain information for Board for further discussion.

Old Business: None

Treasurer Report, Liza Sivek:

Beginning Balance October 2013: \$73,316.40

Misc. Income: Website Ad, Barbara Zink: \$500.00

Collections: Budget Assessment: \$5,877.96; Common Fees \$65,222.35

Adjustment: Bank interest \$3.66

Disbursements: \$77,057.80

Total Balance October 2013: \$67,862.57

Checking: \$67,862.57

Milford Bank: \$127,094.76+\$16.19 (interest) \$127,110.95

All balances agree with the bank and Levey Miller Maretz.

B. Carlson made a motion to adjourn the meeting at 08:33 PM. M. Pasko 2nd. **Motion Passed.**