

Longmeadow Condominium Association
Minutes of Board of Directors Meeting
October 17, 2016

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

Absent: None.

Also in attendance. No additional attendees.

Meeting called to order at 7:04 p.m.

Motion to approve meeting minutes from September 2016: **Motion Passed**

Discussed getting Vinny Beadle from RotoRooter to video between the sewer line w runs behind JD GW units that backed up when NPL was working

Discussed budget spreadsheet for 2017. Ruth made motion to approve budget as presented. Mary Ellen 2nd. Motion passes unanimously.

Budget approval meeting schedule for November 15th at 6:30 pm. Unit owners will be notified writing the week and will have the opportunity to ask questions.

Property Manager's Report, Arin Hayden:

- Joe from competitive resources.. Discuss Multi-family application, if we mandated an insulation program across the complex across the complex, we could likely s. Insulation
- Limited discussion of bylaws and rules and what unit owners could be responsible for; Mentioned eliminating the Association's right of first refusal when a unit gets sold.
- Discussed owners having "stuff" in the attic which can cause problems with attic ventilation and can contribute to mold growth. Larger quantities of "stuff" in the attic will need to be removed. Attics are not for storage. Owners who are getting mold remediation treatments are responsible for removing their stuff. The Association is not responsible for cleaning or removing the items. Attics must be adequately insulated.
- Snow: We are all set for the winter. Black Diamond paving was awarded our snow contract.
- Discussed what NPL / the gas company work damaged.
- Fence. We have a couple quotes. Area behind SW and behind GW. This would be done last year.
- Sump pumps work going great. we tied in the sump-pumps in both ranch building, 61-71 JD and 1-13 JD now tied to the ... The building comprising 170-188 PC will

also be tied into a drain outside so they will drain into the storm drain system.

- Striping will be finished when the paving work and repairs is done.
- Bob Mars continuing brick work.
- New property management software in in place. Those who have provided LMM an email address have already received an email notification that they have an account. Arin has email address for about 150 units. Ideally we should have close to 200.

Old Business:

- Electric meters. Many meters, because they are old and do not have an 'expansion joint' can pull out of the ground. We will try to get UI to fix it; it may be our responsibility. To be determined.

New Business:

- May Ellen talked to the UI regarding asking them to remove the dead trees which were put into the marsh. It is disputable whether they were felled during Sandy. They could be diverting water and contributing to water issues in basements.

Treasurer's Report presented by Ruth Nappe:

- See report on following page.

Adjournment:

- R. Nappe made a motion to adjourn the meeting at 8:08 pm. 2nd : L. Sivek.. **Motion Passed.**

Levey Miller Maretz

COMMERCIAL REALTORS

LONGMEADOW CONDOMINIUMS SEPTEMBER 2016 REPORT

BEGINNING BALANCE SEPTEMBER	\$ 264,811.82
MISC. INCOME	
COLLECTIONS	
SEPTEMBER Common Fees	72,788.69
ADJUSTMENTS	
Bank Interest	11.21
DISBURSEMENTS	(48,579.94)
Checking to Savings	(20,000.00)
TOTAL BALANCE SEPTEMBER	\$ 269,031.78
Checking	\$ 269,031.78
Milford Bank	\$ 147,664.01