

Longmeadow Condominium Association
Minutes of Board of Directors Meeting
October, 2011

Board Members Present: Ruth Nappe, Bette Carlson, Liza Sivek, J. Steiner, Kit Kaolian, and Robert Shelnitz and Arin Hayden of Levey Miller Maretz Property Management.

L. Sivek made a motion to accept the minutes of the September 2011 meeting.
J. Steiner 2nd. **Passed**

Treasurer Report: J. Steiner read the treasurers report. Beginning Balance September 2011: \$26,349.94. Collections: Condo Fees \$48,881.87, Budget Assessment \$15,067.28. Disbursements: 74,638.83. Total Balance/September 2011: \$15,667.88. Reserve Account: \$48,424.47. All balances agree with the bank and Levey Miller Maretz.

Property Managers Report: R. Shelnitz reported that there is a total delinquency of \$14,541.53 in common fees. Special Assessments collected year-to-date total \$73,253.02.

1 resale: 24 JD

Discussed bank loan for crawl space project. Special meeting to be held Sunday, November 20, 2011.

Discussed proposed quotes from Bob Austin and Seal Tite for interior crawl space repair and patio work on JD, GW and PC. Do not include sump pumps, drainage work, etc. Quote from Bob Austin: \$508,742.00. Competing quote from Seal Tite: \$572,641.00.

Roofing for Penn Common to start in one week.

Snowplowing contract proposed – renewing D&D Snowplowing for \$41,476.50. B. Carlson made a motion to accept the D&D snowplowing contract bid for 2012 with addition of verbage regarding preparation and clean up after ice storms and that touch up and parking spaces must be completed 6 hours after a storm ends. L. Sivek 2nd. **Passed.**

Old Business:

80 & 82 SW needs a curtain drain, regarding and leveling of patio. Looking into pricing.

90 SW Brick work still pending, B. Shelnitz to call about mason schedule.

New Business:

Discussed commercial vehicles rules and possible modification. L. Sivek to research.

K. Kaolin to add a notice to the site that owners that are renting are required to give a copy of the Association Rules and Regulations to the tenants.

B. Carlson made a motion to adjourn the meeting at 9:03 PM. J. Steiner 2nd. **Passed.**