

Longmeadow Condominium Association
Minutes of Board of Directors Meeting
September 17, 2013

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

Meeting commenced at 7:09 PM

No prior minutes available for review at this time.

Acknowledgment for the purposes of the minutes that Maureen Pasko was appointed Board Member, Member at Large, in August 2013.

Property Manager Report:

Discussed quotes for three possible projects:

- 18SW: Back patio/brick/move A/C unit/drainage \$8855
- 88SW: Window replaced and caulked shut with no further issues reported. Cost to brick window \$5445
- 76-82SW: Needs catch basin/perforated pipe/asphalt/grating \$12, 800 (does not include paving) Discussed if changing sidewalk would help. It was determined this is the best option.

Discussed by Board with plan to reevaluate in Spring 2014.

Discussed Bob Austin current contracts and money still left on contracts (approx. \$26, 000)for services plus additional costs due to termites and sill plate works.

Crawl Space work still pending on the following buildings:

- 11-23 GW
- 25-33 GW
- 35-47 GW

The Association received bids for Snow Removal from:

- Brickman \$107,200
- EG Services \$40,000
- Capasso Landscaping \$41,157
- D & D

Discussed various bids. Decision made not to go with D & D due to concerns expressed last winter. Pending further information/bids to make a selection on possible contract. Board requesting information regarding equipment available for larger storms as well as references. Plan to make a decision by 9/30/13 after review of additional information/references.

Discussed changes with FEMA mapping and Longmeadow Flood Insurance premiums. New information indicated more buildings may be included (2 possible). Board to get elevation checked on buildings with plan to get LOMA if above 12 feet. If this is the case, they should not be included in flood insurance premiums.

40SW has been sold with planned closing on 9/30/13, Fees owed on this unit \$3311.

1GW recently closed and \$619 in fees recovered.

Received correspondence from unit owner requesting waive of common charge late fee due to delay in payment related to unforeseen circumstances. Board agreed to waive the late fee on this payment.

14JD has blue pain on root which needs to be addressed. Plan to take care of due to safety concerns.

23GW expressed concern regarding unsightly patch job. Discussed and no action at this time as it does not present a safety issue.

11GW repair of water leak/removal of mold was done last year but owner continues to report an issue. Bob and Arin to visit to assess situation.

85SW expressed concern regarding muskrats. No action to be taken at this time as it does not present a safety concern and they are part of the natural habitat.

90SW had leak when the roof was completed which results in some water in the attic. We were supposed to come back and pain but this was not completed.

Discussed unit owners who are having financial difficulties related to the payment of common charges and special assessment.

\$23, 000 outstanding to date

New Business

Discussed proposal submitted by the Grounds/Maintainence Committee. The following approved at this time:

- **Entrances:** \$500 for the purchase of shrubs for the 3 entrances to the property around the Longmeadow signs. In addition, initial maintenance (watering, etc.) should be done by volunteers until the shrubs are well-seated.
- **Signs:** \$500 for materials for painting the sign posts black and for the black wrought iron accents. Labor to be provided by volunteers.
- **Playground:** \$500 for the purchase of 2 "bucket" toddler swings and rust-proof metal paint to improve the appearance of the existing metal structures. It was noted that there are two "regular" replacement swings in the clubhouse office which can also be used if necessary. Labor to be provided by volunteers.
- **Clubhouse:** The Board approved the construction and installation at the clubhouse of a bulletin board for condo news.

Treasurer Report: Deferred