

Longmeadow Condominium Association
Minutes of Board of Directors Meeting
September 20, 2016, 2016

Board Members Present: Liza Sivek., Ruth Nappe, Kit Kaolian, Maureen Pasko, Mary Ellen Cortigiano.

Property manager Arin Hayden of Levey Miller Maretz.

Absent: None

Also in attendance: Robert Fiore owner/resident 20 Salem Walk; Eileen Gorman owner/resident of 51 Salem Walk. Shella Runlett owner/resident of 69 Salem Walk.

Meeting called to order at 7:06 p.m.

Shella Runlett (69 SW) attended the meeting to discuss the water issue in her basement. Drain water had backed up into her unit, Mr. Rooter came to remedy the problem, and it happened again a few days later. Mr. Rooter made good with the second visit and a clump of roots were removed from the sewer pipe leading out from her building. Discussion continued with getting to the root cause, possibly sending a camera down the pipes to look, yearly snaking of the pipes, removal of nearby pear tree etc.

Eileen Gorman (51 SW) attended the meeting, Again, of the optic of the water pipe bursting next door during the winter when that unit was being remodeled, and the owner was not home, and water came into her unit: She is not happy the way things were handled and said that her insurance company wanted to know if the contractors working next door were licensed and was their information given to board by that unit owner. poke about her concerned, re the inside with the unit's pipe bursting next door

Bob Fiore (20 SW) attended the meeting to discuss his letter of August 20, regarding the contract with UI for lighting. He stated that one or more lights were out for 10 days. Our property manager stated that "we can't control UI. They will replace the lights, and if needed also the poles, on their schedule. We have signed a contract with the expectation that all heads will be changed over to LED. "

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

Property Manager's Report, Arin Hayden:

- Sump Pump Tie ins

Motion for the three buildings comprising: 61-71 JD, 1-13 JD, 170-188 to direct basement sump pump discharge underground to drain directly into the catch basin. Currently these pumps drained outside. Motion made by Arin Hayden, 2nd by Mary Ellen. Motion Passed.

- Decision to remove tree stumps near 151 PC and near 182 PC
- Discussion of attics.
- Southern Connecticut Gas: They have completed installing new gas lines on Jackson Drive and Greenwich Way. They will continue work on Salem walk, then go to Penn Common.
- Arin will be doing a walk-through later this week. Will discuss what areas need to be re-loamed and re-seeded after their work. conversation
- Residents need to pay attention to the notices from the Gas Company. They will shut your gas off if you do not let them move / put in the new gas meters. The Gas Co first puts in all new lines, and they are empty at first. Once hooked up. They shut off old feed, cut over gas to new lines. Anyone who does not now allow them to get access to one's unit will find they have no gas when the old lines are cut off. \
- Parking lot striping: will be done after all of the Gas Company work is done. This will likely be within a month.
- Windows – Discussed.
- Rules and Regulations: We should complete ASAP.
- Painting of building trim for two buildings on PC have been completed.
- Snow Contract for 2016/2017 winter season. Discussion.
- Discusses online portal going live October 1. www.lnmremanagement.com All work orders will need to go through this online system. This system will have numerous upgrades, including online payments for one's unit(s).

Old Business:

All old-business items were covered during the property manager's report and related discussion.

New Business:

All new-business items were covered during the property manager's report and related discussion.

Treasurer's Report presented by Ruth Nappe:

Checking Account:

Beginning Balance August 2016: \$ 251,088.30

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| Misc. Income: | |
| Loan draw | \$40,278.00 |
| Insurance Rebate | \$46.00 |
| Collections common fees: | \$87,701.76 |
| Adjustments: Bank interest | \$12.79 |
| Disbursements: | (\$ 114,315.03) |
| Total Balance Ending August: | \$ 264,811.82 |

Milford Bank Money Market Account:

Money Market Starting Balance: \$ 127,651.22 + 12.79 (interest)
= \$127,664.01 End of month MM balance.

Meeting adjourned at 9:20 pm.