

Longmeadow Condominium Association, Inc.
Board of Director's Meeting
September 28, 2021
Via Zoom

A. Board Members present, Maureen Pasko, Ruth Nappe, Virginia Veneziano, Amanda Nissenbaum; Arin Hayden and Chrissy Green of Levy, Miller, Maretz.

B. Meeting was called to order at 7:07 pm by M. Pasko.

C. Approval of minutes from previous meeting- R. Nappe made a motion to approve minutes as distributed, 2nd by M. Pasko. Passed.

D. Review Monthly Financials- August, 2021- Checking- \$52,976.15, reserve funds: Milford Bank, \$212,403.84, Peoples Bank- \$202,512.78.

E. Owner Comments- M Pasko opened the floor to owner comments. B. Fiore, 20 SW, asked about the status of work orders for 20, 18,16,14, and 12 SW. Pasko noted that the Board meeting was not the place to address specific work orders and, particularly work orders for units other than the unit owner asking the question. A. Hayden noted that crews are on-site for 1-31 and 2-24 SW and they would be addressing those units when they get to the units mentioned. Fiore asked why it is taking so long to get his work order assessed. Pasko noted that none of the items are a priority when there are units with much more urgent issues. Fiore then demanded to know where the surveillance cameras were on property and demanded that LMM remove the signs if there were none. Hayden responded that many unit owners have cameras or ring doorbells. Pasko noted that the signs were originally installed because of unit owner requests. Fiore then asked if Hayden, as property manager, ever inspected the property. Hayden responded yes. K. Spencer, 159 PC, asked if she should let the Association know about basement water issues. Pasko responded affirmatively.

F. Unfinished Business: M. Pasko noted that the Revision of the Documents will be winding down in October with meetings to discuss the revisions and a vote.

UI project for this year is winding down with a few more units that needed to be rescheduled due to conflicts.

M. Pasko noted that the following units had been approved for water remediation: 75 SW, 72 SW and 59 SW will be worked on by Bioclean; 14 SW, 18 SW, and 151 PC will be worked on by Budget Dry. C. Green will follow up with 69 SW who communicated that they had a quote from Budget Dry. A. Hayden will inspect the following units and give recommendations: 73 SW, 64 SW, 11 SW (patio assessment), and 69 SW

Trees and Stumps: A. Hayden noted that the tree work has been finished and he will be getting recommendations from arborist about grinding stumps and replanting trees in certain areas that will get no taller than 6-8' tall

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M. Pasko noted that the pool is now closed for the season and thanked Bob Steady for his help.

A. Hayden noted that the snow/landscaping contracts were signed last year for this season and he is working with Matt from Milford Quality to try to make the snow plowing smoother this year.

M. Pasko noted that unit owners must refrain from communicating with contractors on property and let them do their jobs. She asked that a memo go to owners concerning this.

A. Hayden noted that the fences were still not in and the company has not repaired the fence behind 50 GW. He calls weekly, and V. Veneziano suggested giving the company one more try and then moving on to another company.

G New Business: M. Pasko noted that A. Hayden had emailed a few items about the 2022 budget. R. Nappe suggested that the budget be discussed in Executive Session. V. Veneziano noted that the cost for insurance seems very high. A. Hayden noted that the high cost had been addressed by our insurance company and they will be getting back to us with some revisions of our maintenance standards.

H. Executive Session. Budget discussion.

M. Pasko made a motion to adjourn the meeting; 2nd by R. Nappe. The meeting was adjourned at 9:03 pm.

Ruth Nappe minutes

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