

Condo 16 Board Meeting August 26, 2019

Present: Tom Guida, Howard Green, Yogi Santa-Donato, Ed Goldfarb, Bill Harden, Norm Oksman, Joe Prisco, Pam Prisco, Peggy Schweizer, Karen Jahn HMS

Minutes of July 16, 2019- Approved

REPORTS OF OFFICERS AND STANDING COMMITTEES

Treasurer's Report-attached
out- standing bills-McHale, Cedar Ridge, Barnes

Property Manager HMS
Waiting for new insurance costs
New owners 455A, 476B
Correspondance-letter sent to all unit owners to not park cars on cluster roads

Variances
473A replace A/C- Approved

Landscaping
Units 448-450 -getting bids to seed areas where drainage was done
Getting bids from landscape companies for Winter and Summer program (beginning in April of 2020)

Maintenance
Drainage-448-450 completed, other drainage work will be scheduled after bids
475D- flat roof repair completed
Garbage Bins-repair work is on going
Will update past maintenance records regarding wood/painting, roofs and paving for each cluster to establish future work to be done
Cluster 467-468 will be painted in September

President's Report

Board Election-submit bio if interested in running for the Board-(October election)
Board needs volunteers
Joe Prisco head of election committee(to be formed)

UNFINISHED BUSINESS

*Board member's individual responsibilities reviewed-update of what was done and not done since last meeting

*Parking-N. Y. Fire Laws state no parking on cluster roads which interfere with access (Specific feet which must be kept clear) Cars need to be in garages, designated parking areas in each cluster, and/or in unit's driveway

Need to examine how we enforce this. No parking on cluster roads over-night?

NEW BUSINESS

Three Board members will be elected in October.

By-laws- need to be reviewed and a committee formed.

Budget committee needs to work on 2020 budget

UNIT OWNERS' COMMENTS

Present-

449B,452A,452D,471C,471A,457C,463C,464C,465A,466B,477A,476A,456A,469B

449B-drainage work needs to be looked at in terms of finishing the covering of pipes and seeding Maintenance will look at project. Landscape Chair will get bids on seeding.

466B-garbage bins-sides need repair. Will cluster get Bluestone-BOARD-not in budget. concrete steps peeling.

471A,C parking problem- BOARD-can park in driveway if no other spaces are available

463C-frozen pipes in bathroom. BOARD-soft water freezes faster, (unit owner had installed water softener), Board- let water drip in cold days, Karen will continue to investigate this matter

457C-wants Board to help pay for ceiling repair caused by A/C component. Board -A/C responsibility of unit owner

ADJOURN MEETING

NEXT MEETING

September 17, 2019

Activities Building-Game Room