

Condo 16 Board Minutes
July 16, 2019

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

Unit owners present: 457C, 476A, 453B, 464C, 452A, 469B, 475B
Comments:

MINUTES APPROVED: June executive session

REPORTS OF OFFICERS AND STANDING COMMITTEES

Treasurer's report-attached

Landscaping

20 dead bushes removed, Trimming will occur beginning July 22, Grub control will be done during the summer

Maintenance

467-468, wood and painting project-a lot of wood rot on 468
All Fairview models inspected-no beam problems except in 474A,B
Some flat roofs will be done: 451D, 454A, 455C, 456A, 475D
Drainage-waiting for estimates from contractors

President's Report

Bylaws-Article V, Section 1 "the units shall be used for residential purposes only"
Reviewed the by-law stating that a unit owner can not operate a business in their unit

Variances

465A - A/C replacement OK'd
459B - Mailbox mounted at front door-OK'd

UNFINISHED BUSINESS

Insurance-trying to get quotes

Lawsuit -drainage problem. Condo's lawyer handling issue

McHales- new insect control company hired, new termite inspection units installed, replacing old ones

Cluster Parking-Cars can not be parked along the roads in the clusters. This is stated in the N.Y. State Fire Codes and Condo 16 Rules and Regulations. A letter stating this will be sent to residents. If all guest parking is full, then residents can park in their driveways.

NEW BUSINESS

Allocation of Board responsibilities-Board members indicated the Board workload for which they are responsible

Board of Managers election process

Request for bios of owners running for the Board in August

Adjourn meeting

Next Meeting August 20, 2019