

Meeting convened outside at approximately 4 pm.

Present: L Douwes, C. Dugan, A. Desio, J. O'Hanlon. A. Barlanti, G. Parker, D. Weiner, J. Fava, K. Jahn (Heritage Management Property Manager)

- Lengthy discussion about sewer pipe problem at unit 384D. Will probably require jackhammering through foundation wall and reconfiguring trap(s). Karen Jahn will follow up with Bucchieri Plumbing, Water and Sewer Co, and other vendors as necessary. Article to appear in next newsletter to help educate residents about what not to put down the drain.
- Finance Report- Dollars have been spent slowly this year. Full amount budgeted for electrical boxes will not be spent. Despite overages on several budget lines, we may end up with more than the allotted amount in reserves this year.
- Landscaping Report- Good feedback so far on new landscaper (Nato Cambereri). Proposal for major lawn restoration at a cost of \$4950 (to be taken from Lawn & Garden budget line). D. Weiner moved and J. O'Hanlon seconded that we do this work. Approved unanimously. Estimate for tree trimming and maintenance was significantly higher than expected. After some discussion, it was agreed that we would go back to vendor and negotiate further. (Subsequently agreement was reached with vendor and approved via email by Board.) List of plantings for the fall will be ready shortly.
- Maintenance Report- Gutter guards by Perfect Pitch are far from ideal solution. We will look at different options for next year. Woodwork repair has been completed. Electrical meter boxes inspection and necessary repairs completed as of 9/4. Drainage project behind 369 units is completed. Additional drainage work was discussed: Repair asphalt around columns in Carport 2 and repair steps opposite unit 383 totalling \$5700. These are safety issues. Board voted unanimously to approve. Drainage work behind 376 units and D unit totaling \$11,500. J. O'Hanlon moved and D. Weiner seconded and Board voted to approve these items as well. This additional work will be taken from Asphalt and Drainage budget lines.
- Note that 4 variance requests noted in the Property Manager's September Report were approved by the Board via email.

Meeting adjourned at approximately 6:30 pm.