

Condo 13 Board Meeting Minutes February 19, 2020

Present: S. Lieberman, L. Douwes, A. Desio, J. Fava, A. Barlanti, K. Jahn (HMS) C. Dugan joined via phone later.

Special pre-meeting at 6:30 with Pat Clair from Levitt-Furst insurance agency. Discussion of claim for unit 366A. The condo's liability for this will amount to \$3000 (deductible) when everything is complete.

We were assured that there would not be a rate increase due to this claim. Condo rules/by-laws designate the allocation of responsibility between owners and the condo. HMS to notify all new unit owners to file variances for any renovations or alterations that may be done. This should happen at closing.

Regular meeting- start 7:15

January 2020 minutes were approved.

Maintenance- Mailbox estimates—Total expenditure approx. \$3800. This is in the budget and was approved.

Finance-- Condo 13 switched auditors. New requirements for peer review made it cost prohibitive for the previous auditor to continue. The cost for new auditor will be comparable to previous year's.

Landscaping-- Discussed the need to dig out areas where dirt rests against siding. Landscape committee will identify locations (not a lot), measure footage and get estimate from landscaper. Spring planting will be held to minimum this year to avoid any problems with summer drought. We will check last year's plantings and beginning planning for fall.

New Business- Variance approved for Unit 379C bathroom upgrade.

Meeting adjourned 8:30PM.