

Condo 13 Board Meeting—November 20, 2019

Meeting was called to order at 7:10 PM

Present: Leslie Douwes, Connie Dugan (via phone), Jack O'Hanlon, John Fava, Angelo Barlanti

Minutes from October 2019 meeting were approved.

Residents' Q & A-- Question regarding variance procedure asked and answered.

Financial Report- Connie Dugan--- Still on target vis a vis 2019 budget. We expect to add \$30K+ to reserves this year, which will mean we end the year at around \$4800 per unit. 2020 budget was approved unanimously and communicated in the October/November newsletter.

Maintenance Report- Artie Desio reported prior to this meeting that there was no new business in terms of maintenance projects.

Landscaping Report—John Fava reported that fall planting/removal project was completed. Noted that gutters and downspouts need to be cleaned out before Thanksgiving. John reported that there seemed to be some grub infestation in some lawn areas. This will need to be addressed during next year's growing season- early summer.

New Business

HMS contract renewal. Jack O'Hanlon moved to approve; John Fava seconded. Motion was carried- Condo 13 will renew its contract with HMS for 2 years at a cost increase of 3% (\$778).

Condo Insurance Renewal—Jack O'Hanlon moved and John Fava seconded motion to renew insurance package with our current broker, Levitt Furst. Premiums will increase for 2020 by about 4%.

One new variance request was received and approved by the Board pending OK by Shelly Lieberman, the Board member in charge of variances.

Meeting was adjourned at 8:05PM