

October 16 2019 Condo 13 Board Meeting Minutes

Present: A. Desio, S. Lieberman, J. Fava, L. Douwes, J. O'Hanlon, C. Dugan and K. Jahn

Absent: A. Barlanti, D. Weiner

Meeting began early at 6:30 with Rob Miletta (electrician), who informed the Board that he could not yet start work because the electrical suppliers did not yet have the parts in stock. When the blocks arrive he can begin work.

September meeting minutes approved.

No residents in attendance.

Finance Report- Connie Dugan presented a proposed draft of the yearly budget for 2020. Board reviewed and discussed individual line items and agreed in principle on a budget with no common charge increase. Connie will make changes discussed and distribute to all board members for vote/approval.

Variances-

393A- Approved (bathroom)

387A- Denied (See documented recommendations for changes)

387B- Denied (See documented recommendations for changes)

396A- Approved (attic insulation)

377B- Approved (patio)

Maintenance- 392A waiting for estimate for roof edge leak which may be causing tiles to come loose in shower. Cedar Ridge estimate for lichen and moss treatment was \$3200; agreed to negotiate for a better price and schedule for spring.

Landscaping- Fall planting project being done by Nato Camberari.

New Business

HMS new contract will increase by 3% in 2020. Discussion of ways to reduce office costs- especially paper and postage. Decision made to discontinue printing and mailing of newsletter- we will just post online.

Insurance contract will increase by @5%. Formal quote is due Nov 1; we are still looking at options.