

**CONDO 16 MINUTES
NOVEMBER 19, 2019**

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

Unit owners: 462B, 470C

Minutes of September 17, 2019 approved

REPORTS OF OFFICERS AND STANDING COMMITTEES

Treasurer's Report: as of October 31, 2019 is attached

Property Manager's Report (HMS):

Variances: none

Landscaping:

*Landscape company for 2020 needs to be chosen

Maintenance:

*drainage work in the entire condo will begin after November 28th

*new garage lighting fixtures-on-going for entire condo

Presidents's Report:

Board continues to work to maintain the structural integrity of the condo

UNFINISHED BUSINESS

*2020 budget and common charge increase- Made some minor adjustments to the proposed budget and voted to approve it as changed. Common charges increase 3%.

*voted to approve Levitt-Fuirst insurance contract beginning in December of 2019 to December of 2020

*voted to grant Salem Landscaping the Winter/Summer contract from April 1, 2020 to March 31, 2022

NEW BUSINESS

*voted to approve a professional “Reserve Study” in 2020 which will assess the structural needs of the condo so that financial plans for our future expenses can be made with greater accuracy

*next newsletter items were discussed

*record keeping will be ongoing

Unit owners' comments

462B requested that drainage work be done in front of her unit

ADJOURN MEETING

NEXT MEETING

March 17, 2020