

## MINUTES OF CONDO 16 ANNUAL MEETING OCTOBER 15, 2019

Present: Ed Goldfarb, Bill Harden, Tom Guida, Norman Oksman, Joe Prisco, Howard Green, Karen Jahn, Property Manager HMS

Absent: Peggy Schweizer, Yogi Santo-Donato, Pam Prisco

Unit owners present:

468E,473B,475F,453A,449C,456C,457C,457A,464D,464C,470C,452D,476D,  
452A,451E

The minutes of October 16, 2018 were adopted.

The audited financial report of 2018 was adopted.

### Treasurer's Report

Operating account balance:

As of September 30, 2019	\$110,726.54
As of October 8, 2019	\$ 96,840.47***

Reserve Account:

Sterling MMA	\$120,537.93
Sterling CD	\$ 63,553.24
PCSB CD	\$166,217.11

Subtotal:	\$350,308.28
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Shingle roof fund	\$ 18,000
Road blacktop fund	\$ 18,000

Grand Total:	\$386,308.28
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Unit owners in arrears \$ 856.56

\*\*\*We have outstanding project balances due in the approximate amount of \$20,775

**Variance Report:**

Karen Jahn, Property Manager HMS

Unit 466 A Replace kitchen window

Unit 466 B Replace kitchen window

Unit 464 C Replace all windows

All of the required paperwork and insurance credentials were completed for all of these units

Board approved all of the above variances

**President's Report:**

Thank you to Board members and volunteers who assist in keeping the condo in good shape.

Variance forms need to be filled out and given to HMS property manager.

Call HMS if you have any problems or issues regarding condo maintenance.

All condo minutes, treasurer's report, newsletters, are posted on the Society website

Condo 16 page.

Chimneys will be inspected next year. If unit owners want to hire own licensed contractor they need to supply proof of inspection and cleaning to HMS.

Dryer vents will also be cleaned in 2020.

**Landscape Report:**

Various projects

**Maintenance Report:**

Catch basins and drainage basins have been and will continue to be maintained and replaced as needed.

Painting of units 467-468 to be completed

Some flat roofs repaired

Garbage bins and tops maintained

## **Budget for 2020**

Big increase in cost of Winter /Summer program. Board interviewed four companies for a contract starting April 2020. Will determine which company to hire next month.  
Insurance increase between 5-7% is possible.

## **Board Election Results:**

56% of unit owners voted

Elected: Tom Guida, Yogi Santo-Donato, Peggy Schweizer

## **Unit Owners Comments:**

457C- garbage bins need to be fixed

464D-garbage area unsightly (were new two years ago)

476D-I received no work done at my unit, can we get a list of what was done where, pine trees overgrown, called HMS and did not get response

468E-some wood rot, asphalt puddles

464D-gutters clogged, drainage problem

449-C condo 16 looks better than a lot of other condos, no assessments in our condo, I commend the Board for this

451E-garbage bins should be cleaned 2x per year, spaces in bluestone at front door has spaces (451D also)

456A-what are reserved used for ( emergency repairs, road paving, shingle roofs)

The next Board meeting will be November 19, 2019

The meeting adjourned

Submitted by Peggy Schweizer