MINUTES OF CONDO 16 BOARD OF MANAGERS MEETING OF MAY 21, 2019

Present:

Ed Goldfarb, Howard Green, Tom Guida, Bill Harden, Norman Oksman, Joe Prisco, Pam Prisco, Peggy Schweizer, Ron Tausek

HMS: Karen Jahn

Minutes of April 16, 2019- approved.

Treasurer's Report: Pam Prisco

Report is attached

Variances: Ron Tausek

471C- wants to add bushes in the back of unit. Resident showed pictures of proposal. Will use Landscape Concepts, we have their insurance, etc. Approved Wants to install French doors. Needs to supply contractor insurance and licence

474A&B- Structural problems (tresses are pulling away)

Town building inspector is involved.

Board unanimously approved the work to be done.

Will need to inspect 8 other units with the same structure

Landscape Chair: Ann Harden

Lawns have been fertilized, mulched and areas seeded. Several dead bushes removed. Only garden organic matter will be picked up by Landscape Concepts. (No plastics, etc.) Cluster captains will be informed to share info with residents.

Maintenance Chair: Ron Tausek

Cluster 467-468. Woodwork and painting will begin in June. 475- flat roof will be done after 5 days of no rain Drainage issues will start after drier weather Garbage bins- residents need to be informed of care of bins

New Business:

Marc Oxman of the Oxman Law Group will represent the Condo in any legal matters.

Unanimously approved.

463 B unit owner falsely accused Board member Peggy Schweizer of putting the Condo

newsletter in her mailbox. She made this accusation to the Somers postal supervisor.

This was a false accusation with no proof given.

457A, 463B, 467B. On April 25, 2019, these unit owners examined the 2018 Condo

invoices at the HMS office. Karen Jahn(HMS) found 463B to be in possession of a

financial document wrongly taken at the group's last meeting. After the group left the

current meeting, another financial document was missing.

Parking-rescind temporary OK to park on cluster roads. Inform all residents that Rules

and Regulations, regarding parking, need to be followed. Emergency vehicles need to

have access. Need to inform residents.

Condo 17 wants Condo 16 to cleanup swale between the condos. Not our responsibility.

Board voted to not clean this swale.

Communication from Town building inspector regarding electrical ground wire for

water meters. (Previous letter from building inspector had incorrectly stated "water

heater"). Should be water company responsibility, not a condo responsibility.

Unit owners comments:

Present: 471C, 472C, 463C

472 C Wants grass to be reseeded in front of unit

Next meeting: June 18, 2019