

**CONDO 16 MINUTES
MAY 28, 2020**

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

Minutes of March 17, 2020 approved (phone conference)

REPORTS OF OFFICERS AND STANDING COMMITTEES

Treasurer's Report as of April 30, 2020 is attached

Property Manager's Report (HMS)

- *Report was sent showing 82 calls from December 2019 to the middle of May 2020
- *From now on, report will be sent to entire Board on the third Monday of every month even if no formal Board meeting takes place
- *Falcon Reserve Study completed. Report will be sent soon and then discussed

Variances

473E- Kitchen cabinet installation-Approved

467A- Outside stair railing-Approved

463B-Satellite dish installation- asked for more specific information-pending

Landscaping

- *Units 448-449- need to explore grass condition and former drainage repair pipes in the back of units-Bill Harden will explore options and report back to Board
- *Landscapers, when weeding, took out perennial plants-spoke to company owner
- *Grass condition all over the condo needs to be assessed
- *McHale will apply pre and post emergent fertilizer, and on June 5 a granular insect prevention application
- *Holly tone application still needs to be applied to bushes
- *Will be meeting with Salem Landscaping to discuss their work so far this year

Maintenance

- *Chimney Chase covers (copper) for 11 units-got several bids. Lowest bid Cedar Ridge \$1200 per unit (plus tax). (\$13,200 + tax) Replacement of rotten wood - extra cost. Additional bid will be sought from North Castle Roofing.
- *Flat Roofs- 460 B, 460 C ,468 E, 470 B-Application of Silicone GAF Cedar Ridge bid \$32,079, North Castle Roofing bid \$18,500- will explore further
- *469-471 Woodwork and painting to begin July/August
- *Gutters-discussed problems and solutions to problems. Replacing all gutters would be costly. Exploring other options and costs.
- *Gutter cleaning-to be set up

President's Report

- *Rubin lawsuit pending due to Court system being closed. Judge was informed our insurance company will not settle. Case will go to trial.
- *463B-complained to Town Building Inspector about trees in the back of this unit. Save-a-Tree inspected the two trees and recommended pruning \$1500 and possible removal if on further inspection rot was found (\$6500). Salem Landscaping will remove trees and wood for \$1800. Voted (6-2)to have Salem remove trees out of safety concerns.
- *Board Elections- in October for three positions to the Board

Unfinished Business

See above notes

New Business

See above notes

Adjourn Meeting

Next Meeting June 16, 2020