

Meeting Minutes Condo 13 Monthly Board Meeting September 25, 2019

Meeting was called to order at 7:05 PM

Present: Leslie Douwes, Artie Desio, Shelly Lieberman, John Fava, David Weiner, Jack O'Hanlon, Angelo Bartoli, Karen Jahn (HMS). Connie Dugan will attempt to call in.

A thank you note was received from the Lehrer family for the Board's donation in Stan's honor to the Wounded Warrior Foundation.

Resident Q&A

Unit 365B Isabel McKim thanked the Board for removing an evergreen near her unit.

New residents Mike and Shelly Nettleton (365A) introduced themselves.

Minutes from August 29 meeting approved. October meeting date will be moved to October 16.

Jack O'Hanlon attended September Council of Condos meeting- TMobile presentation

Finance Report-- On target with approx.. \$450,000. Will be prudent to watch expenses for BOY. We continue to have 1 unit in arrears- communicating regularly with resident. 2020 budget planning will be on agenda for October meeting.

Landscaping Report—Woodland tree work is complete and invoice approved. Fall planting is on hold because of drought and some details of estimates still TBD.

Maintenance Report—Manor Paving to begin work on drainage in 372-375 cluster in next few weeks. Discussion of gutter screens has been ongoing. Board voted to approve up to \$6600 for installation on approx.. 11 units. Lichen and moss on roofs—list of 30 sent out for estimate.

General Meeting adjourned. 8:15 PM

Closed session discussion of variances re permits and contractor licenses. One page introduction drafted by Jack O'Hanlon was accepted to be included with copy of variance for new owners. 387B—Front downspout is condo responsibility and will be discharged into catch basin. Rear downspout to be addressed in overall drainage project. Belgian block along side to be removed except for rear 10'. 387A—Follow recommendation from meeting package pg. 18. 377B Refer to 9/19 email (will be basis of Board's written response to resident's request).