

## **MINUTES OF CONDO 16 BOARD MEETING OF APRIL 16, 2019**

**Present:** Ed Goldfarb, Howard Green, Tom Guida, Norm Oksman, Joe Prisco, Pam Prisco, Peggy Schweizer, Ron Tausek    HMS- Karen Jahn

**Absent:** Bill Harden

**Minutes of March 19, 2019:** Approved

### **Treasurer Report: Pam Prisco**

Full report is attached

City Carting raised their rate-4.5%

### **Reports of Board Chairs:**

**Landscaping:** Ann Harden (absent)

**Guest Speakers:** Mary Ann and Gary Rivera, Owners of **Landscape Concepts**

RE: Condition of lawns: Our hilly location leads to run-off and leaching. Mulching in 2017 worked well. Air-ration in the Fall would improve lawns. Need more slicer seeding. Residents need to water lawns. Leaf mulching (on the lawns) in the Fall will lead to natural composting.

Icing in the winter damaged some rhododendrons. Wait to see if they come back, if not cut back.

**Maintenance:** Ron Tausek

DiseasedTrees: Ash tree removal at Units 456, 452, 451. Black birch removal at 452

Drainage for two units will be about \$16,000. Getting more bids.

Woodwork and painting will begin at Units 467-468

Flat Roofs to be done at 475C and 475D (leaking)

Roof- Structural repair needed at 474 A,B-approximately \$13,000

**Variances:**

466B- new pump and A/C unit. Need more information before approval can be given.

## **Residents' Comments:**

468B-When is it best to fertilize lawns?

**L.C.** Now to prevent crabgrass

Mowing machines are too big and are damaging grass. **L.C.** Using same machines as in past. Last year was very wet, will avoid mowing if soil is too wet.

Ed Goldfarb will email residents if mowing is skipped because of wet ground.

Azaleas if pruned in August will not flower the next year. Need to adjust pruning times and shaping of bushes. **L.C.** Pruning needs to be standard across the whole condo.

476A Blowers are breaking some branches on bushes.

452D Flooding in front of unit. What bushes can be planted that can tolerate the water.

448B-check for dead trees. Ron will look at trees.

476E-Shrubs are old and rain is causing puddling. Clay soil-poor drainage

## **Motion to Adjourn**

**Next Board Meeting:** May 21, 2019