

## **Condo 13 Board Minutes - July 15, 2021**

**Present:** Leslie Douwes, Artie Desio, Connie Dugan, David Weiner, Gary Parker, Angelo Barlanti, John O'Hanlon, John Fava, Anne DeStefano, Karen Jahn

The meeting was called to order by Leslie Douwes at 7:03 P.M.

Leslie welcomed the unit owners and the Board and had the Board members introduce themselves.

Minutes of the May meeting were approved by a motion from David Weiner, seconded by Angelo Barlanti.

2021 Election status - To have a valid election, a total of 51% by proxy and common interest must be obtained. More votes are required. We will carry on as usual assuming a quorum will be reached. Annual reports along with 2020 audited financial statements will be sent out soon.

**Finance:** Connie reported we are halfway through the year and we have over \$6,500 per unit in the bank. The projects for this year are drainage and lighting. With no surprises, \$50,000 will be added to the reserve. Roofs will be replaced in 3 - 4 years and the goal is to have no assessments, while trying to keep increases as low as possible.

**Maintenance:** Artie discussed the lighting project. A model has been installed in the 367 cluster, to be seen by all unit owners. There are 98 unit lamps, totaling \$21,707 and 37 pole lamps totaling \$39,000. The entire project will cost approximately \$60,000. The cost might be reduced based on bulk. Being a capital improvement, under safety, moneys can be reduced by saving on taxes since there are no sales taxes on materials and labor. Taxes have not been included in estimates. Leslie called for a vote for the lighting project. Jack O'Hanlon moved and David seconded the motion. \$61,000 was approved unanimously. A contract is being drawn up.

376 - 380: Corner sink hole being discussed with Society.

Dealing with foundation cracks at 373B, which are being repaired.

Cedar Ridge has left projects incomplete and other contractors are being looked at.

**Landscaping:** John Fava has come up with a preliminary list for Fall including removal and planting of shrubs. Approximately 30 - 40 trees and

shrubs will be planted in the Fall. Removal and replacement will be considered. Beautification of front and buffers with shrubs will be added to separate roadways from units. Notation of dead trees is being done. Every year, dead trees are removed and others are trimmed. Karen will call Woodland to set up a schedule. The landscaping contract with Nato has been renewed for the same price. Snow removal will be discussed in September.

**Karen's Report:** Two variances were discussed.

385A - Unit owner wants to install blue stone. David Weiner moved to approve, seconded by Artie Desio.

397B - Air conditioning refrigerant line needs to be addressed. Anne DeStefano moved to approve, seconded by Artie Desio.

384C - Lien has been satisfied.

373B - Santos Restoration Inc. has sent a proposal for 373B - foundation crack repair.

381A - Chimney cap replacement. Electric box repair.

366 - Electric box coming off wall. An engineer might be needed. Formal approval not needed since it is within the budget.

**Annual Meeting** - We currently have 46 proxies and we need more to equate to 2% common interest.

The meeting was opened up to unit owners.

Discussion between Artie and a unit owner ensued regarding underground electrical wires not in tubing. Artie explained all wires done by us are in PVC tubing.

Artie told unit owners present the lighting project should be completed by the end of September.

Recycling and garbage disposal issues were discussed and explained.

371 cluster - Unit owner mentioned the structure around the meter box is dilapidated. Artie discussed with unit owner and will handle it.

A motion was made to adjourn the meeting at 8:23 by Connie Dugan, seconded by Leslie Douwes.

Respectfully submitted,  
Anne DeStefano