

CONDO 16 BOARD MEETING  
March 17, 2022 4:00PM Activities Center Room 3

Call meeting to order: Ed Goldfarb  
Roll call of the Board – Regina Tripodi  
Tom Guida  
Janice Barning  
Ed Goldfarb  
Donna Nevin  
Richard Rubin  
Sandy Brinkman  
Regina Tripodi

Absent – Yogi Santa Donato, Pam Prisco

**Clarification of meter grounding – Note it is the install/grounding of the jumper “cable” to prevent surges.**

**Review of the meeting held at 3 pm regarding the clarification of what is needed for the grounding; meeting was held at 3 pm with Frank Farina. There will be further discussion of what is needed for the units of Condo 16 to be in code and compliance, as well as the timing and cost. The committee undertaking this task: Donna Nevin, Marty Cammarata and Sandy Brinkman.**

Review and Motion to approve the minutes from February 17, 2022 Board meeting -(corrections)

Ed Goldfarb motion

Sandy Brinkman Second

All approved.

**President’s Comments – Ed Goldfarb;**

**There will be an Executive Meeting**

Reading and review of the upcoming 2022 Spring Summer Landscaping plan due to absences of the Yogi Santa Donato; including restoration of lawns damaged due to winter snow/ice.

Condo ByLaw update – the board will be reviewing several possible amendments in the upcoming weeks. Will then send to the attorney for composition; the draft will be sent to all unit owners for their review. A meeting will then be held for the Unit Owners to ask questions and in the fall a vote will be issued for the restatement of the bylaws.

**Vice President/Maintenance Update – Donna Nevin**

Review of items responsible for ;

Blacktop ; still awaiting scheduling of NYSEG

Wood Replacement / Painting/Flat Roof etc – cluster 475 will be taken care of this year. General maintenance will be addressed for all other units on as needed basis.

Garbage Bins – an exam of bins 459 -478 was performed. Will request replacements for those in dismal location. Waste company will clean the bins twice per year.

Downspouts / Gutters – color coordinating the gutters to units as well as the Wet and Forget program to address the green moss on the shingles.

**Financial Report – Presentation of the 02/28/2022 Financial Report – Pam Prisco**

**Motion to increase the Blacktop fund monthly transfer from 1000 to 2000**

Sandy Brinkman approve  
Richard Rubin approve.

**Variance approval – Tom Guida**

Variance request for 477A Chuck Hill; pending appropriate insurance certificates.

**Landscaping Update** – Yogi Santa-Donato; absent landscaping report read by Secretary

**Cluster Captain Update – Janice Barning**

Commendation to Current Cluster Captains on collection of signatures

Chuck and Lynn Hill 477C new owner  
Charles 478C  
Ronald Rudnick 475A

**Council of Condos – Sandy Brinkman**

Unit fire may never be determined.

Somers Pointe Mini Golf Course; no planning board meeting set as of yet.

Lint X does not have scaffold insurance; unit owners may hire their own cleaner but must provide appropriate insurance.

All unit owners must supply current emergency contact

EV Chargers – discussion of installation of chargers throughout HH.

**Property Manager Report – Karen Jahn**

**ED** – reinspection of Fairview's. one unit owner refusal / all units have been reinspected. 450B has an issue; living room ceiling needs to be shored up/jacked up.

Richard Rubin:

2. Clarification of Fairview truss issues (reviewed)
3. Clarification of Bylaws status (reviewed)

464C – should we increase our homeowners insurance due to the grounding issue?

Regina Tripodi – Newsletter discontinue for now

DATE OF NEXT MEETING OF THE BOARD – Thursday April 21, 2022, 7 pm

Lake Lodge Room 3