

Tulip Meadows Condominium Association, Inc.
Minutes of Board Meeting
March 21, 2017

Approved via email by Renzulli, Nuzzo, Fabian, Hunt

The meeting was called together by President Ernie Renzulli at 7PM at Patrician Associates Office at 552 Franklin Avenue in Nutley New Jersey.

Members present included Diane Fabian, Ernie Renzulli, Michael Hunt, Reggie Nuzzo and Toni Spiotta. Patrician Associates was represented by Julie Palma.

Minutes of the previous meeting held on March 7, 2017 had been approved via email and are ready for distribution on the website and by mail.

1. The primary item of business for this evening was to begin a preliminary review of the Master Deed, By-Laws and Rules and Regulations

The purpose of this discussion is to eliminate any inconsistencies in the documents, reflect current circumstances, and to build shared knowledge and interpretation of these governing documents.

- (a) Preliminary review of the Master Deed raised the question about the possibility that certain sections might need to stay as they are to serve as the historical record. At some point we may need legal consultation on this general topic.
- (b) Preliminary review of By-Laws raised the following suggestions
 - a. Remove all references to the Developer
 - b. Adjust dollar amounts wherever specified
 - c. Modify specified means of communication to eliminate telegraph and include email, website etc.
 - d. Note fiscal year May 1 through April 30
 - e. Delete section on first election of officers
 - f. Make language gender neutral

Actions: -Toni will prepare worksheets to reflect this discussion and facilitate next discussion.

Everyone will review documents and suggest items for next discussion.

2. Julie presented a letter from an attorney regarding concerns of an owner.

Action: Julie will contact attorney, make a site visit, contact Ernie regarding next steps.

3. Discussion regarding snow removal after recent accumulation

Concerns expressed included:

- a. system to alert owners with cars parked outside to move them so that lots can be cleared more efficiently,
- b. need for shoveled access to mailboxes,
- c. need to move piece of machinery from parking lot.

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- d. Use only calcium on stairs
- e. No need to shovel gazebos
- f. Garage doorways, particularly at both ends of building, must be free of snow piles to allow owner ingress and egress

Action: Ernie will (a) draft letter to company (b) circulate to board members for contributions, (c) speak on phone to company and schedule meeting to include company, Ernie and Diane. Meeting will be followed up with written summary and be distributed to all.

- 4. **Building 99** – Letter received from one owner that renter reported water problem in basement. This means that there are now two units on the west side of the building with lower level water problems. There was agreement that this is an urgent situation.

Action: Ernie will contact the engineer who we hope to engage in providing solution to sewer and foundation problems in this building.

- 5. **Rusty Chimneys** – Reviewed estimate for repair/replacement. Too expensive since at this point they present an aesthetic problem, but not a functional one. There is one situation in 99 that might be functional problem.

Action: Julie will obtain quote from another vendor to provide this service for one building. Board will act after reviewing the additional quote.

- 6. **Covenants Committee** - Reggie recruited the following three owners to serve on this committee: Bob Macauley, Anita Semo and Ann Wildt. This state mandated committee is responsible for arbitrating any disputes between unit owners that concern rules and regulations and reaching a decision which is in the best interest of all of Tulip Meadows.
- 7. **Peckman River** - We have been made aware of an area of erosion of the western bank of the River that is of concern. It is near building 79 on our eastern border. It is behind the circle and the low brick wall. The Flood Board is aware and has brought it to the attention of the town. It will be remediated.

Action: Ernie and Toni will put up warning tape to close off the area.

- 8. **Packets for new owners** – Reggie is greeting new owners, providing them with copies of our documents and requesting their permission to share phone contact information with other owners.

Meeting ended at 9PM.

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Respectfully submitted by Toni Spiotta

Next Meeting will be WEDNESDAY April 12 at 7PM at Patrician Associates