

Tulip Meadows of Little Falls Condominium Association, Inc.

Board Meeting

July 13, 2017

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, Michael Hunt, Maryanne Lovely, Reggie Nuzzo, Ernie Renzulli, and Toni Spiotta. Patrician Associates was represented by Julie Palma. Also present was Harold Coppla, CPA.

A. Review of Minutes of May 23, 2017

Minutes were approved as submitted by Julie Palma

B. Financial Report

The Financial Statements as of April 30, 2017 was presented and reviewed by Harold Coppla, Independent Certified Public Accountant. Total Liabilities and Fund Balance was \$93,138. (Operating Fund was \$18,812., Capital Replacement Fund was \$74,326.).

C. Presentation of Proposal for Sanitary Repairs and Relocations - Building 99

Eight owners joined the meeting for this presentation and discussion: Building 99: Guy Andrea, Desiree and Dolph Corradino, Bridget and Douglas Giampapa and Building 89: Genevieve and Charles Cavadini and Keith Place.

Ernie reviewed the history of recurrent sewer problems in this building and the annual cost that has been incurred for the past several years to have pipes flushed quarterly. He also reported that various ideas for more permanent remediation had been considered and rejected.

David Godsall (Vice President of Mileto-Godsall Associates LLC of Nutley, NJ) gave an oral presentation which proposed capturing the sanitary lines in the garage ceilings, and, as opposed to going underground, the pipes would run through the garages at ceiling level then out the rear of the building, and then underground to connect with the main sewer line. The pitch of this pipe needs to be correct. To minimize disruption to residents, all pipework would be put in place and, when complete, each unit would one-by-one be switched from present to new system.

The rationale for this approach is based on the following:

- Portions of our 10-acre property are wetlands.
- The Little Falls Laundry used the property for overflow of water as a holding pond until it could dissipate.

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- When the circle between building 89 and 99 was being re-aligned the excavation uncovered tree trunks, tires, and other miscellaneous items. This presents the challenge of not knowing for sure what challenges the backfill might present.

Discussion followed:

- Initial budget estimates are being gathered.
- Length of time project will take unknown now.
- The plan is to use the Capital Replacement Fund to cover this and then re-build that fund.
- One or two estimates have been received.
- Discussion about bid process – weighing working with those who are familiar with complex and this situation and have assisted in problem solving and bidding it out.
- No start date has been determined.
- Hope would be for completion this Fall.
- Sheet Rock would be replaced in garages. Any painting would be at discretion and expense of individual owner.
- Hold off remediation projects in basements until sewer project is complete.
- Concern about depleting Capital Replacement Fund. Buildings are 20 years old.
- Question about a recurring water problem in 89 in Unit 6 will be addressed.

Reggie thanked David and expressed support of the plan presented.

The owners left at the close of this discussion.

D. Exterior Lighting

Michael found reasonably priced replacement lighting fixtures i.e. one for outside of each unit's front door, another for each unit's deck. Each owner would be assessed cost.

Action Required: Inform residents, assess residents, purchase, install

E. Pruning behind 89

Pruning is needed throughout the complex. Diane has spoken with Matt. Plan is to do this in the Fall. This is not part of his contract. **Do we have estimate of cost ? contract?** It was noted that some of the shrubs and trees are past their prime and may need to be replaced.

Action required: Diane follow up with Matt. Possibly consider making long-term plan for replacement.

F. Master Deed and By Laws

Ernie had initial exploratory conversation with an attorney regarding revising/refining the Master Deed and By Laws. Plan is for the Board to draft the changes that are

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needed, then have the attorney review and finally presenting to the owners for their approval.

Action required: Date for meeting devoted to this project set for Monday August 21.

G. 89-3

Two problems over the last month. Sewer back up that was caused by disconnected pipe. This was resolved by re-locating pipe above ground. Ceiling leak that came from upper unit's air conditioner leaking. Owner will pursue their insurance company who will consult our documents and then pursue upper tenant's coverage.

Action required: **Who ???** will send reminders to upper unit owners that they should have a pan under their AC to catch water and empty it regularly, also they should have a water alarm and the AC lines should be done regularly.

H. Fire alarms at front of lower walkway

They are going off with great frequency. Julie spoke with alarm company. Suggestion was to rid ourselves of phone line, convert to cellular and upgrade panel.

Action required: Julie will get quote.

I. Fire Alarm Inspection by Little Falls

A resident of 79 has complained about frequency of inspections because of the hardship it causes taking off work. Michael wrote to the Fire Chief who responded that annual inspection is required. The association pays a fee each time the town inspectors come to complex.

Action required: Michael will talk with Lee.

J. Gazebo repairs

The gazebo near the pond needs some minor repairs.

Action required: Julie will get Manny to do it.

K. New aerator Has been purchased for \$2400. And carries a **2-year** warrantee. It will be installed soon. Black Lagoon can provide service for it.

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L. Certificate of Insurance

Question raised “Do we request proof of insurance annually?” Julie responded “No.”

Action required: ????

M. Recent tax assessment from Little Falls

What does it take to appeal? Maybe if evidence of unit selling for less than assessment.

Action required: Julie will review sales.

N. Next regular meeting

Decision to meet on second Tuesday of each month this coming year.

Sept.12, Oct 10, Nov. 14, Dec. 12, Jan 9, Feb 13, March 13, April 10, May 15, June 12,
July 10, Aug 13, Sept 11, Oct 9, Nov 13, Dec 11

Respectfully submitted,

Toni Spiotta

NEXT MEETING – WORK SESSION -MASTER DEED AND BY LAWS

Monday, August 21 7PM

Next Regular Board Meeting

Tuesday, September 12 7PM