

TULIP MEADOWS CONDOMINIUM ASSOCIATION

BOARD MEETING

DATE: Tuesday, May 23, 2017

TIME: 7:00 PM

PLACE: Patrician Associates

In attendance: Ernie Renzulli, Diane Fabian, Michael Hunt, Reggie Nuzzo, Maryann Lovely,
absent – Toni Spiotta

Management: Julie Palma

Minutes of April 13, 2017 – have been approved and position on website

- A. Financial Report –**
 - 1. Fiscal year 2016-2017 – ended April 3, 2017**
 - Operating – 10,708,000**
 - Reserve – 74,326.28**
 - 2. Tulip Meadows pending Audit, at this time, shows no deficit and a small excess for year.**
 - 3. Board is pleased to announce no special assessment and no increase in fees.**
- B. Chimney Cap Painting – Completed and all satisfied with results.**
- C. Mailbox – Post Office made repairs to 69 & 79 mailboxes.**
- D. 99-8 – Ernie Renzulli gives a brief recap of the energy spent on locating leak through process of elimination. Leak finder called and located problem in storage room behind sheetrock where entire building pipes are located. One of said pipes was leaking, plumber made repair.**
- E. Status Report 99 Sewer Line – Awaiting drawings, architect made inspection last week. Survey complete. Once drawings received, bids procured by a plumbing contractor.**
- F. Anita Semo has volunteered services as building liaison.**
- G. Pond Fence – Status quo – Aerator working properly at this time.**
- H. Elevator Keys needed – Maryann Lovely has offered to disburse same. Elevator company having difficulties procuring proper telephone numbers to each elevator. Management will work with them.**
- I. Repair of Driveway – Management procured a bid for \$350.00. Board agrees to do same.**

New Business

- A. Add Color – As Tulip Meadows is very green it was a thought to add some perennials that would offer color.**
- B. NJ Water Meter Replacement – All buildings will have water meters replaced June 1, 2017. This is each individual meter, building doors to be open that day.**
- C. Exterior lighting – Michael Hunt will research new exterior fixtures for a reasonable cost and report to Board of Trustees.**
- D. By Law Update – Status Quo**
- E. Review Landscaping Work Plan – Diane Fabian reports that pruning cannot take place till Fall. Plantings needed in back of 89.**

No further business, meeting adjourned – 8:30 p.m.

