

Tulip Meadows of Little Falls Condominium Association, Inc.

Draft to be presented for approval at Board Meeting November 15,
2016

Board Meeting

October 18, 2016

The meeting was called to order by president Ernie Renzulli at 7:04PM at Patrician Associates office, 552 Franklin Avenue, Nutley, New Jersey.

Attendees included the following;

Board Members: Ernie Renzulli, Diane Fabian, Maryanne Lovely, Michael Hunt, Reggie Nuzzo, Toni Spiotta

Patrician Associates: Julie Palma, Ann D'Antonio

1. **Minutes** of September 19, 2016 Board Meeting and Annual Meeting of September 27, 2016 were approved.

Action: Michael Hunt will post minutes on the condo website (www.tulipmeadows.com). e. Julie will mail and notify that going forward the minutes will appear on the website for access.

2. **Financial Report** as of September 2016 was presented by Ann D'Antonio. All but one or two special assessment payments have been paid in full. The current Operating balance is about \$24,000. and the Reserve balance is about \$56,000. Ann suggested moving \$13,600 from Operating to Reserve. Board members agreed.

3. Open Action Items

(a) Mold problems

(i) New - Bldg. 89 Units 4 and 8 – mold on sheetrock 2 to 3 feet up. Paul DeGracia looked at it. It appears to be related to an improperly installed slop sink and/or sump pump. The sheetrock has been removed and will remain off until cause is verified and remediated.

(ii) Bldg. 89 Unit 6 will be addressed next week.

(b) Plantings

(i) Diane reported about her walkaround with Matt Gifford of Gifford Landscaping. Pending a written estimate of cost (verbal estimate was \$2400) hard pruning will be done between Nov and Feb. It was noted that the invasive knotweed should be trimmed. The board awaits the written quote.

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- (ii) Steve of Cedar Grove Garden Center will be panting what we recently purchase from him and transplanting existing shrubs that have grown too large for current locations. A few owners have offered to purchase plants that Diane feels would work well in specific locations. Steve will plant these also. Because of plantings sprinkler system will be kept on for 1-2 weeks after planting is completed.

Action: Once written quote is received Board will approve and indicate funding line.

- (c) **Pavers** All were very pleased with the quality of work. Reggie reported that the one brick that needs adjustment will be reset.
- (d) **Power washing of green mold on exterior of buildings** Edwardo Hernandez completed the work well. Bill has not been received yet.

(e) **Elevators**

- (i) **Maintenance Contract** Michael presented on bid from EMCO. Julie presented another bid from Standard. Both were for the same comprehensive service as the current contract with Otis and were considerably lower in cost.

Action: Julie will send 90-day termination notice to Otis. Michael and Julie will work with the two alternatives and recommend one as soon as the end date of Otis contract is determined.

- (ii) Reggie reported that the carpet in the elevator in Bldg. 99 needs cleaning.

Action: Julie will have maintenance do this.

(f) **Sewer System in Bldg. 99**

- (i) Ernie report of 11 calls to Jack Green Sr. with no response, dead end conversations with engineers Paul Shilling and Paul Jacobs and Ken Walters the original plumber. He also had a productive conversation with Dennis Lindsay the Little Falls Town Engineer, but no drawings were located.
- (ii) After reviewing the drawings that we have (which does not include the as built drawings) Ernie presented an idea for a potential re-design.

Action: Ernie will reach out to Michael Lanzafama a civil engineer in Millburn.

- (g) **Tree trimming** Greenwood Tree and Lawn submitted a proposal for \$637. to remove large limb on sycamore that is hanging over parking spots 99-5 and 99-8, and to trim the pin oak that is hanging low over the entrance to Bldg. 99 parking lot.

Action: Julie will arrange to have this work done as soon as possible.

(h) **Dryer Vent Cleaning**

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Action: Julie will send out notices reminding owners that proof of dryer vent cleaning must be submitted every two years. She will also inform them that Expert Duct Cleaning will be on site Nov 17,18, 19 and owners may sign up for service for \$55. Per unit

4. New Business

(a) **Annual Work Calendar** – initial draft presented by Toni Spiotta for an 18-month plan (Nov 2016 – April 2018) that would eventually become a 12-month (May to April) cycle. Julie presented a format.

Action: Please review and send changes and additions to Julie. Julie will add next time that the sprinkler system will need to be checked, (avoiding summer vacation time).

(b) **Exposed Outlet** – in front of Bldg. 89-4

Action: Julie will follow up.

(c) **Plantings by residents** - require prior approval by Board

(d) **Uniform Storm Doors** - The Forever Storm Door available from Home Depot no longer includes the bottom golden strip. The strip is available as an add on. Questions raised about how to handle this. Do we need to consider bringing By-Laws up-to-date to reflect this type of information? Julie pointed out that the Board has the authority to take out irrelevant, and to enhance, but actual changes require approval of 60% of residents.

Action: No action right now.

Meeting Closed at 8:23

Next Meeting Tuesday Nov 15, 2016 at 7PM at Patrician

Respectfully submitted by Toni Spiotta