

# Tulip Meadows of Little Falls Condominium Association Inc.

## Board Meeting

October 10,2017

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

Board Members present included Michael Hunt, Reggie Nuzzo, Ernie Renzulli and Toni Spiotta. Julie Palma represented Patrician Associates. Also present were Terry Mullins (a new Unit owner) and David Godsall (Vice President of Mileto-Godsall Associates LLC of Nutley NJ).

### 1. Review of Minutes

Minutes of August 12 Meeting were approved as submitted by Toni Spiotta.

### 2. Financial Report

The Financial Statement as of September 30,2017 indicated Operating Fund Balance of \$27,144. and Reserve of \$ 34,333.

### 3. Old Business

#### a. 99 Projects (Sewer, Foundation, Down Spouts)

David Godsall reported on these projects which are near completion.

- Arlington Plumbing is in the process of making final connections for the last two units.
- DeGracia has completed everything including elements that were added to original plan i.e. foundation (Unit 7) and underground gutter extension. Little Falls will be doing final inspection soon. While digging for the new pipeline, many objects (e.g. pipes, tires, etc.) were encountered, removed, and taken away. Bills were submitted by DeGracia.
- Board Members expressed appreciation for the quality of work done by all involved in this project.

**Required Actions:** Town inspection, reinstall sheetrock, reconnect sprinkler system cap lower level pipes, landscaping lawn, and replacement of some shrubs consideration of extension of wood fencing

- b. Follow up on August 10 Opinion Letter from, Michael Karpoff ESQ

Motion Made by Reggie Nuzzo, seconded by Michael Hunt

“Move to accept the legal interpretation of Michael Karpoff Esquire as expressed in his letter of August 10, 2017 designating the areas in the drawings that are part of the Master Deed as “Storage/Access Corridor” on the Lower Level Floor Plan for Type B Units as the property of the Unit Owner.”

Motion passed.

**c. 89 Water Problem**

No water observed on several inspections, but it was not raining at the time.

**Required Action:** Ernie will communicate that owner must begin clean-up.

**d. Reserve Study**

Julie distributed three proposals. After review decision was to reconsider these later.

**Required Action:** Build into budget for next year.

**e. Annual Meeting**

Notice was mailed to Unit Owners of meeting Wednesday October 25<sup>th</sup> at 7:00 at Little Falls Civic Center.

**Required Action:** Ernie will prepare revue of the past year. Toni will provide Name Tags and Sheet to collect additional contact information e.g. email/cell phone/text. Announce Building Contacts.

**f. Landscaping and Snow Removal**

**Required Action:** Schedule Bid Requests for August 2018

**g. Review of By-Laws**

Still consider it necessary.

**Required Action:** Schedule work dates.

**h. Alarm System**

Julie received notice/warning from Little Falls Police regarding malfunction of elevator alarm in 99. She also received quote from Advanced Alarm Systems for upgrade of Fire Alarm Control and Internet/Cellular Alarm Communicator.

**Required Action:** Julie will contact Lee from alarm company for more information. Place on agenda for next meeting.

**i. New Business**

**a. Pond Maintenance**

Reviewed proposal from Black Lagoon for 2017 closing and 2018 opening.

**Required Action: Make contract for winter removal, storage here, spring installation.**

**b. Reggie Nuzzo announced her resignation from this Board effective immediately.**

Board Members thanked Reggie for her valuable contributions over many years, and respectfully accepted her resignation.

**c. New Board Member**

Terry Mullins accepted invitation to join the Board.

Meeting closed at 8:15PM

Respectfully submitted by Toni Spiotta for review and approval

**UPCOMING EVENTS**

**Annual Meeting of Unit Owners**

Wed. Oct 25 7PM

Civic Center

19 Warren St

Little Falls, NJ

**Next Board Meeting**

Tues Nov 14 7PM

Patrician Associates

552 Franklin Ave

Nutley, NJ