

Tulip Meadows of Little Falls Condominium Association Inc.

Board Meeting

September 12, 2017

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

Members present: Reggie Nuzzo, Ernie Renzulli and Toni Spiotta.

Patrician Associates: Julie Palma

Tulip Meadows owners: Anita Semo, Ann Wildt

Guest: Michael Karpoff, Esq. Hill Wallack LLP

Due to lack of quorum of Board Members, this could not be an official meeting.

Work Session

Michael Karpoff was asked to assist the Board with clarification regarding ownership of the basement "storage/access corridor" as identified in Type B Units as they appear on the layout drawings of the Master Deed.

He began with a general overview of the principles of Deeds and By-Laws i.e. in plain language to describe how the agreement about key factors of how the Association will operate. When the language is found to be inconsistent, the documents need to be made consistent. That takes time. As a last resort, you search for the intent.

Following discussion, there was agreement among those present that the basement area referred to as "triangle" is a common element and therefore the responsibility of the association.

The "storage/access corridor" as it appears on the Master Deed Layout is part of a Type B Unit and is not a common element. Therefore, the "storage/access corridor" is the responsibility of the Type B Unit owner.

No action could be taken due to lack of quorum.

Notes submitted by Toni Spiotta

