

Tulip Meadows Condominium Association Inc.

Minutes of Board Meeting January 17, 2017

The meeting was called to order by President Ernie Renzulli at 7:00PM at Patrician Associates office. 552 Franklin Avenue, Nutley, New Jersey

Members participating included: Ernie Renzulli (by phone), Diane Fabian (by phone), Maryanne Lovely, Reggie Nuzzo, and Toni Spiotta

Absent: Michael Hunt

Patrician Associates participating included: Julie Palma

Minutes

Minutes for the November 15, 2016 had been approved for circulation by Board Members via email on November 30.

Financial Report

Julie presented financial Report of December 31,2016. Report indicates cash availability of \$1,738.61 and reserves of \$66,992.00.

Follow up on Previous Action Items

1. **Elevator Maintenance Contract** - Otis was paid through December. Contract with Emco became effective January 1, 2017
2. **Consideration of potential cost saving from outdoor LED lighting** –

Action: Julie will forward to Diane report from another association regarding cost savings

3. **Sewer in Building 99** – Nick Agnoli (Civil Engineer) came to our site to review the problem. He is offering the possibility of an alternative method for addressing the problem. He obtained drawings from Little Falls Township Engineer David Lindsay to verify location of pipes from building to mainline. It is necessary for us to obtain a survey of the current pitch of the line from building 99 to the main line to determine feasibility and cost estimate. He will be submitting a quote for the cost of this first step.

Action: Ernie will remain in contact with Nick.

4. **Street Lights** – Julie contacted Township with request for more/brighter street lights. Request was denied because current lighting meets Township standards.

5. **Work plan for Board**

Action: Julie will bring to next meeting.

New business

1. **Owner concerned about rusty caps on chimney** – Concern about potential for leaking expressed by one owner.

Action: Julie is having All American Chimney look at it.

2. **Tree branch hanging over Van Ness** - Concern expressed by one owner about danger of it falling on passing cars. Julie had tree company look at it. They do not feel that it is in danger of falling.

Action: Nothing further now.

4. **Sprinkler and smoke alarms** - Christmas night all the alarms went off in one building. The alarm company did come, determined that a leak caused the problem and turned off the alarms. He returned the next morning and two problems (water leak in one unit, and defective smoke unit in another unit) were discovered and repaired. Owners were looking for explanation about the safety of shutting off the alarms

Action: Julie contacted the company. The common area smoke alarms are centrally monitored and go to Fire Department, Patrician and to alarm company. The fire sprinklers in units are monitored and if they go off they go to the same three. The smoke detectors in unit however are not centrally monitored. The reason he could shut down was that he only shut the individual alarms and not the common area. If there was a fire the sprinklers would have gone off and then the common area detectors. So, no one was put in danger.

5. **Master Deed, By Laws, Rules, and Regulations** – Our documents need updates.

Action: Board will begin review and preparation of suggested changes to submit to membership for review. To give board members time for preparation for this activity and to have all Board members present the meeting scheduled for Feb 21 will be re-scheduled to March 7 and will be devoted to this task. The regularly scheduled Board Meeting for March 21 will address budget for upcoming year.

Meeting ended at 8:15PM

Next Meeting Dates – No meeting in February. Meetings March 7 and 21 at 7PM at Patrician Associates

Respectfully submitted by Toni Spiotta

Approved via email by Renzulli, Nuzzo, and Fabian