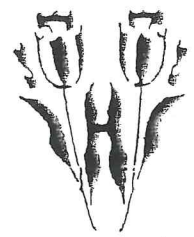




**TULIP MEADOWS OF LITTLE FALLS
CONDOMINIUM ASSOCIATION, INC.**



Tulip Meadows of Little Falls
Condominium Association
Special Meeting

Meeting Date: April 18, 2013

Meeting Time: 7:30 p.m.

Meeting Place: Patrician Associates

In attendance: Board Members - Anne Jablonski, Anne Lewis, Regina Nuzzo,
Management – Julie Palma and Ann D'Antonio and 10 Unit Owners

Anne Jablonski called the meeting to order at 7:45 p.m. stating the purpose was the discussion of the letter dated April 2, 2013 outlining the Association's financial status and the need for the special assessment.

David Godsall presented the specifications he prepared for the repair of the driveway circle between buildings 89 & 99. The excavation and assessment stages he will supervise were outlined. Unless something unexpected is uncovered the cost of the project remains at \$45,000.00. Foundation repair details were also addressed.

The following concerns were raised and addressed:

Preventive maintenance schedule for driveways after re-surfacing

Landscaping

Snow Removal Plan

Stairway Rust

Pond

Turnberry Road re-paving

Garage Doors and Frames

Belgian Block repair

Meeting was adjourned at 8:45 p.m.