



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



**TULIP MEADOWS CONDOMINIUM ASSOCIATION
BOARD MEETING**

DATE: Tuesday, April 8, 2014

TIME: 3:00 PM

PLACE: Patrician Associates

PRESENT: Anne Jablonski, President, Reggie Nuzzo, Charles Cavadini (by phone), Ann Lewis - absent

ALSO PRESENT: Julie Palma and Ann D'Antonio, Management

MINUTES: Not reviewed

FINANCIALS: Account Balances to date:

Operating: \$1,628.00

Reserves: \$28,000.00

Snow removal cost is \$22,147.00 over budget. The snow assessment will be \$700.00 per unit. This includes a Management administrative fee of \$320.00. Payments to be made over three months beginning May 1st. Vouchers will be mailed. If this presents a problem for anyone, please call Julie to arrange payments.

Attached is the budget for 2014-2015. Unfortunately, there is a \$25.00 increase in monthly fees to \$385.00. Please note there is an increase in the snow line to \$20,000.00 and an addition of a "contingency" line item of \$4,700.00.

To assist cash flow insurance premiums will now be made on a monthly schedule.

Grounds

A new aerator is needed for the pond. Julie will pursue and advise.

BUILDINGS

Julie will meet with a contractor to inspect the steps for short and long term repair options.

The next board meeting is scheduled for 3:00 p.m., Tuesday, May 13th, at Patrician Associates.