

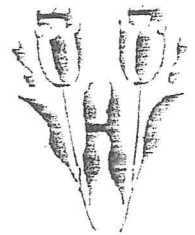
TULIP MEADOWS OF LITTLE FALLS

CONDOMINIUM ASSOCIATION, INC.

TULIP MEADOWS CONDOMINIUMS

April 28, 2016

Location – Patrician Associates



- A. ATTENDEES : Management – Julie Palma and Ann D’Antonio
Ernie Renzulli, Reggie Nuzzo, Toni Spiotta, Diane Fabian, Maryann Lovely
Absent – Michael Hunt
- B. MINUTES – Minutes of March 15th approved as distributed
- C. WEBSITE - Invited guest – Steve Albin- Mr. Albin resides in Tulip Gardens and prepared website for them- will do same for the Meadows- Cost \$300.00 -\$150.00 per year for hosting- Board and management will Provide information. Michael Hunt has procured domain.
- D. Paul Jackson, tenant of 99 building, came to discuss problems with sewer Backups and to gain some knowledge as to same.
- E. FINANCIALS/BUDGET DISCUSSION – CPA Harold Coppla in attendance
Financials were distributed for March 31, 2016 – This is an eleven month Budget to Variance. Presently, it depicts an \$18,237.91 shortage which according to last year’s annual meeting would have to be satisfied so as not to carry any further operating losses . Any past operating loss has been ameliorated. Further discussion is needed as to same because the year truly ends April 30, 2016. Harold Coppla states the reasons for the losses are the overages in the following: Snow(3,112.) sewer clean up (2,710.) contingency, (2,755.) landscape (1,628.) repairs (7,421.) Also, one cannot forget the painting of garages at a cost of approximately \$10,000.
- Budget discussed and reviewed – no decision as to same yet.
- F. 99 PIPING – Public Sewer came out as per association direction to do the mapping of the building so as to find the areas of repair. A diagram was provided which will assist in helping us procure other bids.
- G. LANDSCAPING – Gifford gives estimate which is inclusive of sprinklers, And mulch. It was decided to go with maintenance contract with sprinklers in the amount of \$24, 160 plus tax. Mulch will be taken out of deferred Maintenance and the balance will be in 16-17 budget

Meeting Adjourned-8:30P. Next meeting June 23, 2016