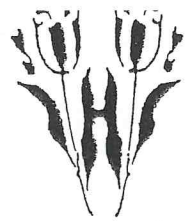


TULIP MEADOWS OF LITTLE FALLS  
CONDOMINIUM ASSOCIATION, INC.



MINUTES: DECEMBER 10,2013

MEETING OPENED: 3 PM

PRESENT: Anne Jablonski, Reggie Nuzzo, Charles Cavadini(by phone)

ABSENT: Ann Lewis

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

MINUTES: Minutes for November 12th meeting approved.

FINANCIALS: Julie and Ann reviewed the balance sheet dated November 30 2013. Few outstanding bills remain after the \$15,000.00 transfer from reserves to the operating account.

BUILDINGS: Building 99 experienced a sanitary sewer line back-up and break on December 7th. A section of the pipe had to be replaced. Julie will send a notice to all owners outlining good practices of waste and food disposal.

GROUNDS: David Godsall will inspect and report on exit driveway issues to be addressed in Spring.

INSURANCE: Insurance coverage reviewed. Julie will send a letter to owners requesting a copy of the declaration page of their current Homeowners Policy for association insurance files.

CAI-(Community Association Institute) MEMBERSHIP: With board approval Management will enroll Tulip Meadows Association. Membership is renewable every year. Anne and Reggie will be contacts this year.

With appreciation for his time and effort the board reluctantly accepts the resignation of Dewey Smith from the the board.

A "DRY-WET" vacuum has been purchased for owners' use and is stored in the Utility Room in Building 69. Please "sign it out" for use so we can keep track of it. Thanks.

Meeting adjourned at 4:10 PM

The next meeting is Tuesday, January 14,2014