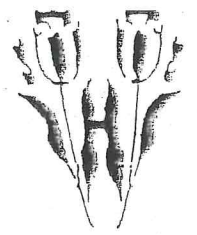


TULIP MEADOWS OF LITTLE FALLS
CONDOMINIUM ASSOCIATION, INC.



Tulip Meadows of Little Falls
Condominium Association
Board Meeting

Meeting Date: February 12, 2013

Meeting Time: 3:00P.M.

Meeting Place: Patrician Associates

In attendance: Anne Jablonski, Ann Lewis, Regina Nuzzo, Charles Cavadini- via phone. Management – Julie Palma and Ann D'Antonio

October minutes approved

Financials – Ann D'Antonio reviews same, explaining at the end of January, Approximately \$10,000.00 in operating account which was borrowed from The deferred maintenance account in order to pay invoices relative to unexpected water leak problems in both 89 and 99 building.

Snow bills were discussed and some adjustments made relative to salting – one invoice was discarded on the basis that service was not necessary. There have been numerous nuisance storms as well as one major storm that will probably exceed the snow budget for year.

Anne Jablonski advises of new maintenance man, John Singh.

A list of future repairs to be done by Dennis Sattely sometime in Spring. They will include some shingle work and window frames.

David Godsall came to meeting to open sealed bids for the repair of the circle parking lot between 89 and 99 buildings and discussed same. Bids range from \$43,000 to \$69,500. He will be reviewing each bid so that they have complied with the specifications.

Next meeting – March 12, 2013 – 3:P.M.