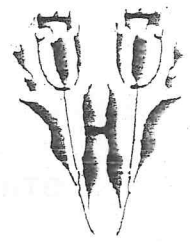




**TULIP MEADOWS OF LITTLE FALLS
CONDOMINIUM ASSOCIATION, INC.**



TULIP MEADOWS CONDOMINIUM ASSOCIATION

BOARD MEETING

DATE: Tuesday, February 10, 2015

TIME: 1:00 PM

PLACE: Patrician Associates

PRESENT: Anne Jablonski, Reggie Nuzzo, Maryann Lovely

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

Financials – As of January 31, 2015.

Operating - \$5,768.84

Reserve – \$32,645.32

Deferred Maintenance - \$3,938.32

The proposed March meeting to discuss plan options to build up reserves and make up operational losses has been postponed until the General Meeting when the auditor's report for year end Financials - April 30, 2014 to April 30, 2015 is presented. Management explained that it takes at least 90 days following the end of the fiscal year before paper work is completed. This brings us to mid summer. Will try to schedule meeting in July.

SNOW – Management to again caution Laracca regarding over salting particularly in hallways and on stairways. Board requests improved snow removal by all garages.

STAIRWAYS – The Board and Management have consulted contractors and masons regarding the correct procedure and materials to restore the steps particularly those in building 89 that have been cautioned off for safety.

It has become obvious that stairway restoration in all buildings will require a sizeable future expenditure. The extent of this has not been fully explored and will require extensive study before a plan can be presented for owner approval.

The restoration of the steps in building 89 to safe use is the first priority. The procedure, materials and cost have not been finalized for approval.

LANDSCAPING – One proposal received. Others to be presented at next meeting.