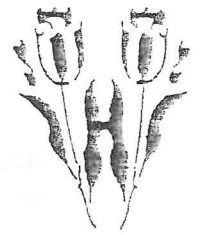


TULIP MEADOWS OF LITTLE FALLS  
CONDOMINIUM ASSOCIATION, INC.



TULIP MEADOWS CONDOMINIUM ASSOCIATION

BOARD MEETING

DATE: Tuesday, February 16, 2016

TIME: 7:00 PM

PLACE: Patrician Associates

- A. ATTENDEES: Anne Jablonski, Regina Nuzzo, Maryann Lovely, Ernie Renzulli, Toni Spiotta, unit owners – Mr. & Mrs. Hunt  
Management – Julie Palma and Ann D'Antonio
- B. Minutes of January 19, 2016 – changes – Road Assessment paid in full to Township of Little Falls – Section D – building 89 to be changed to 99. Toni Spiotta makes motion to approve with said changes, Maryann Lovely 2nds, agreed
- C. Financials as of January 31, 2016
- |                                  |             |
|----------------------------------|-------------|
| Operating Cash                   | \$ 4,311.26 |
| Reserve                          | 22,217.00   |
| Receivable of special assessment | 26,439.00   |
- Assessment monies are due by April 30, 2016 – reminders will be sent. Discussion of Proposed budget and individual line items as of the past 9 months. It is the objective of the association to maintain fees and as discussed at last year's general meeting, only deal with shortages as of the year end. Further discussion at the next meeting.
- D. Board Business -  
Discussion of the need for a Board Member. Diane Fabian expresses a desire to be on the Board of Trustees as well as Michael Hunt. It is a rare scenario when we have such interest by unit owners to be board members, therefore, it is prudent to accept these interested unit owners as board members. As stated in previous minutes, Anne Jablonski, will be stepping down on April 30, 2016 as she has been on the board since 1998. We are all appreciative of her time and devotion to Tulip Meadows.
- Discussion of education webinars that can be held at Management Office. Also, board members should receive each issue of the cooperators newspaper as it is quite informative. Management will call company.
- Board requests that new landscaping contract be put in place, Ernie Renzulli will handle with Gifford Landscaping to procure the best pricing.
- E. Other Business –  
Website – Board is continuing their efforts to build a website which will be available to prospective purchasers and also be password protected for unit owners with pertinent information of the condominium association.
- Telephone list and email addresses have been prepared by Regina Nuzzo and will be sent with minutes.