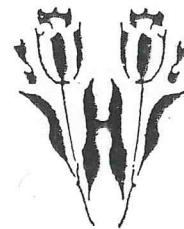


TULIP MEADOWS OF LITTLE FALLS
CONDOMINIUM ASSOCIATION, INC.



Tulip Meadows of Little Falls
Condominium Association
Board Meeting

Meeting Date: Tuesday, January 14, 2014

Meeting Time: 3:00 p.m.

Meeting Place: Patrician Associates

Present: Anne Jablonski, President, Ann Lewis, Regina Nuzzo, Charles Cavadini
(phone)

Also Present: Julie Palma and Ann D'Antonio, Management

Minutes of December 10, 2013 approved.

Financials: Balance Sheet dated December 31, 2013 reviewed.

Operating Balance: \$2,910.54

Reserves: \$28,000.00

Snow Removal Cost to Date: \$7,793.00

Buildings: Another sewer backup in building 99 occurred on December 7th. Invoices received from Public Sewer for \$3,377.50 for repairs and Insurance Restoration Services for \$7,417.06 for sanitizing clean-up, have been submitted to our insurance company. Inspections have been completed. Awaiting report.

Grounds: Complaints about excessive salting discussed. Julie and Ann will follow-up.

Other points of discussion included board members' terms of office; budget and maintenance planning.

Adjourned 4:15 p.m.

Next Meeting: 3:00 p.m, Tuesday, March 11, 2014 at Patrician Associates