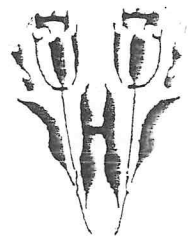




TULIP MEADOWS OF LITTLE FALLS
CONDOMINIUM ASSOCIATION, INC.
TULIP MEADOWS CONDOMINIUM ASSOCIATION



BOARD MEETING

DATE: Tuesday, January 13, 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 – Ann D'Antonio presents same – as of November 30, 2015.

Operating - \$7,404.92

Reserve – \$33,500.00

Interfund - \$44,674.00

Deferred Maintenance - \$3,300.00

She states that the good news is that all December bills were paid with December monies.

Management and the Board of Trustees discussed a plan to build up reserve and operational to make up the loss. This plan must be presented to the membership so that they could understand and give input. It was proposed a meeting will be held in March. At this time, Ann D'Antonio, will give several options for this payment replan.

Landscaping – Management will procure bids for February meeting, suggested companies – Landpro, Fredco and of course, Laracca Landscapers

Other – Light out in 89 and 99, also both Ann and Maryann state lighting is needed in the area of 69 and 79. Maryann suggests light panel.

Steps – To be done on Wednesday, Ann gives time line of same.

Sattely is doing a report on all decks for Spring Walk.

Guardrails need repair on Van Ness.

No more presalting, particularly, no hallways

Bees – 79 building, check under soffit – water puddling

Rules and Regulations to be sent to tenants

Meeting adjourned at 3:00 p.m.

Reminder – It is imperative that nothing is to be left in common areas other than mat