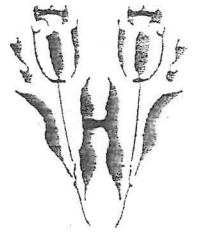


TULIP MEADOWS OF LITTLE FALLS
CONDOMINIUM ASSOCIATION, INC.



TULIP MEADOWS CONDOMINIUM ASSOCIATION

BOARD MEETING

DATE: Tuesday, January 19, 2016

TIME: 7:00 PM

PLACE: Patrician Associates

A. ATTENDEES: Management – Julie Palma and Ann D’Antonio, Anne Jablonski, Toni Spiotta, Maryann Lovely, Absent - Reggie Nuzzo and Ernie Renzulli, unit owner – Diane Fabian

B. MINUTES: Minutes of December approved

C. FINANCIALS –

OPERATING \$ 7,231.47

UNPAID UNITS 27,555.00

RESERVE 22,500.00

All bills are paid to date – Road assessment paid in full

Budget Meeting – February 16th

D. BUILDINGS – The board will outline a repair plan for the stairways in buildings 69, 79 and 89. 99
Foundation repair in several storage units will be scheduled. Paver re-alignment plan will be scheduled in Spring.

E. GROUNDS – Concern about over salting was forwarded to Giffords. Landscaping in front of building 89 and other smaller areas around the complex will be scheduled.

F. Educational benefits to board members through CAI (Community Association Institute) were discussed. The printed materials and seminars are informative and helpful.

G. The creation of Tulip Meadows website was discussed. Our Rules and Regulations would be posted insuring potential buyers the opportunity to review them as part of their decision to buy. If anyone has any knowledge about setting up a website, please call Julie. Your assistance will be appreciated. The Board is planning to eventually send meeting minutes and other pertinent announcements to owners via email. Please email Reggie Nuzzo at Reggie1313@optimum.net, your email address will be included in the new telephone list.

Meeting adjourned: 8:15 p.m.

Next Meeting: 7:00 p.m., Tuesday, February 16, 2016 at Patrician Associates