



TULIP MEADOWS OF LITTLE FALLS
CONDOMINIUM ASSOCIATION, INC.



Tulip Meadows of Little Falls
Condominium Association
Board Meeting

Meeting Date: June 13, 2013

Meeting Time: 7:00 p.m.

Meeting Place: Patrician Associates

In attendance: Board Members - Anne Jablonski, Anne Lewis, Charles Cavadini, Dewey Smith and Regina Nuzzo, Management – Julie Palma and Ann D'Antonio

New Board Member – Ann Lewis makes motion to appoint Dewey Smith as a new Board Member, Charles Cavadini seconds, all in favor. Board welcomes Dewey Smith and thanks him for volunteering his services.

Financials – Ann D'Antonio reviews operating account - \$867.11 and Reserve - \$42,000.00.

All invoices have been paid in May, including snow, landscaping and monies owed to Crawley.

Audit will be completed and presented at the July 11, 2013 meeting.

Ann D'Antonio explains all aspects of financials for our new Board Member.

As of this meeting, \$40,000.00 has been collected in the special assessment.

The Budget 2013-2014 was also reviewed.

Paving Proposals – Reggie made a motion to accept bid of DeFrank Paving for the 89-99 circle as presented, Anne Lewis seconded, agreed - \$45,409.00.

Reggie makes motion to accept bid of DeFrank Paving for the parking lot repairs as presented, Anne Lewis seconded, agreed - \$31,362.00.

Management spoke to DeFrank and he will do the pointing of approximately 30 Belgium blocks.

DeFrank wants to start work on July 21, 2013, need to coordinate with Town to see when they will begin road. Also, prior to paving commencing, need to camera area at 89-99 circle. David Godsall will assist with Public Sewer/Bogush Company.

Sprinklers – Bid from Laracca - \$2,300.00 timer and parts. The parts have been completed. Charles Cavadini motions to place new timer, Dewey Smith seconds, agreed.