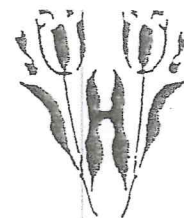


TULIP MEADOWS OF LITTLE FALLS  
CONDOMINIUM ASSOCIATION, INC.



TULIP MEADOWS CONDOMINIUM ASSOCIATION

BOARD MEETING

DATE: Thursday, June 23, 2016

TIME: 7:00 PM

PLACE: Patrician Associates

In attendance: Diane Fabian, Toni Spiotta, Ernie Renzulli, Michael Hunt, Reggie Nuzzo, absent – Maryann Lovely

Unit Owners: Charles Cavadini, Anita Semo, Anne Widlt, Anthony Baldino,

Management: Julie Palma

Invited Guest – Mike Leszczyński – Field Supervisor for Public Sewer, Representative and David Godsall of Mileto-Godsall Architects-Planners

Building 99 – Sewer Issues – Questions were asked of the Public Sewer representative and David Godsall. The bid from Public Sewer of approximately \$66,000.00 was reviewed. After Public Sewer representative left, David Godsall expressed a better way to alleviate the problems and less costly. He needs to bring contractor, visit all garages, etc and try to work up specifications as well as cost.

Toni Spiotti discusses the need to plan ahead, such as needs for the year, cost to do same which should be included in Budget. When is the time to prepare for the next budget year?

She further discusses how decisions are made in between monthly meetings. Emails go out but not everyone responds. It was agreed that the majority of responders will rule.

How do we set our financial priorities? Health Safety? Protecting our investments? Of course, all realize the budget is tight and does not allow for extras, reserve account is for capital improvements. Unfortunately, the Meadows has had some unique issues. There was a brief discussion regarding Reserve Study.

Reggie Nuzzo presented and briefly reviewed a Welcome Kit for new residents.

Website – Michael Hunt has stated that he has met with Steve Albin and distributes a pamphlet on a proposed website. Michael Hunt will send a link. In future we can update blogs.

Preventative Maintenance for exterior stairs –

- A. Need to seal 89 stairs
- B. Holes were to be drilled in stairs
- C. Building 79 & 99 not happy with staining of railings

Exterior Cleaning – Residents not happy. Need to get a different contractor. Place a paper in elevator indicating days that he comes, specific areas, cobwebs, stairs, elevator and basement.

Landscaping Update

- A. Trimming and pruning to take place in July
- B. Mulch and stones to be put down in early July
- C. Planting – Ernie Renzulli will call Cedar Grove for a bid on planting
- D. Sprinkler – Need to call out a different contractor as he has not responded to the two leaks

Pond Maintenance – Aerator pumping to be increased, water is stagnant

Geese Control – Procuring literature, area should be power washed. Matt is to get spinning dog.

Pot holes to be repaired in driveway, Julie will arrange for contractor.

Meeting adjourned – 8:45 p.m.

Next Meeting July 21, 2016 at 7:00 p.m. at Patrician Associates