



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



TULIP MEADOWS CONDOMINIUM ASSOCIATION

BOARD MEETING

DATE: Tuesday, March 11, 2014

TIME: 3:00 PM

PLACE: Patrician Associates

PRESENT: Anne Jablonski, President, Reggie Nuzzo, Ann Lewis, Absent:
Charles Cavadini

ALSO PRESENT: Julie Palma and Ann D'Antonio, Management

Minutes for January 14th accepted.

FINANCIALS: Account Balances as of February 28, 2014

Operating: \$3,020.27

Reserves: \$28,000.00

-Insurance paid \$7,417.06 for restoration services in building 99 along with \$5,963.52 for distribution to unit owners as outlined in the inspection report.

-Snow Removal costs have far exceeded our budget of \$15,000.00. When all bills have been received (and there is no longer a threat of snow), the assessment notice will be mailed.

-The FINAL ROAD ASSESSMENT VOUCHER will be mailed on April 1st.

-Three budget options for 2014-15, based on actual expenses were discussed. All include an increase in monthly fees and snow removal. No action taken.

BUILDINGS: Management will research for a pumping mechanism that will alleviate the necessity for the semi-annual cleaning of the building 99 sewer line.

-The board and management will prepare and prioritize a list of common and limited common elements for maintenance and/or repair.

GROUNDS: The board agreed to renew the landscaping contract with Laracca Landscaping with the proviso that management will supervise and inspect.

The next meeting will be at 3:00 PM, Tuesday, April 8th, at Patrician Associates.