



TULIP MEADOWS OF LITTLE FALLS
CONDOMINIUM ASSOCIATION, INC.

TULIP MEADOWS CONDOMINIUM ASSOCIATION

BOARD MEETING

DATE: Tuesday, March 15, 2016

TIME: 7:00 PM

PLACE: Patrician Associates

ATTENDEES: Anne Jablonski, Michael Hunt, Diane Fabian, Ernie Renzulli, Maryann Lovely, Toni Spiotta, Reggie Nuzzo, Management – Julie Palma

Reggie Nuzzo prior to meeting, on behalf of the Association thanks Anne Jablonski for all her years as a member of the Board of Trustees of Tulip Meadows. She began her reign in 1998. Her greatest achievement was the dedication of Turnberry Road to Town of Little Falls.

Minutes of February 16, 2016 – Approved

Financials – Review of monthly financials for February 29, 2016

Cash - \$4,637.77

Reserve - \$23,497.00

Fees Receivable - \$24,000.00 which would then be placed in reserve, current shortage in budget is approximately \$18,000.00 plus painting deficit. As fiscal year ends April 30, 2016, too soon to determine shortage amounts.

Harold Coppla, CPA will meet with Board next month to review 2016-2017 Budget and other aspects of funds.

99 Building Problem – Water Back Up

Management explains that situation arose last Thursday, March 10th, where sewage water was backing up into lower areas in basement. Public Sewer did temporary fix for weekend and returned Monday, March 14 to complete job. At this time, they noted sagging pipes between several units and the only way to repair is to excavate and re-pitch the line. In order to do this, elevations and plotting of the piping must be done at a cost of \$375.00 per hour, approximately 8 hours. As this will be a costly project, Management will speak to Public Sewer and try to bundle the cost. In the interim, the jet cleaning of the building will need to be done quarterly, so this is something that needs to be done to alleviate a \$4,000.00 expense per year, will advise.

Board Position – As Anne Jablonski is stepping down, Board motions and approves Ernie Renzulli as the new President of the Association.

New Contract – Landscaping

Board of Trustees will engage Gifford Landscaping for a second year. He will subcontract sprinkler system and make it part of the contract. He would add mulch to contract so it would be payable over a length of time. Board feels that stone would be more advantageous as it will last a long time. Will discuss with Matt Gifford.

Everyone expresses satisfaction with the snow removal this season.

Website – Management states that we could have a website done for approximately \$300.00 including domain. Mr. Hunt stated that he has purchased the name “Tulip Meadows”. Management will advise as to preparation as to organization of same. It will be available to public and password protected for unit owners.

Other Projects –

Painting of wrought iron railing

Sealing of Steps

Other Issues –

Leak in fire sprinkler at 99 building

Many geese on property, will research

Complaints as to parking

Dogs are defecating on property and no one is picking up.

Next Meeting April 28, 2016 – 7:00 p.m.

Meeting adjourned – 8:15 p.m.