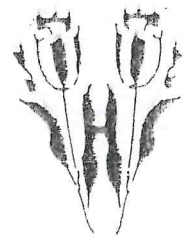


TULIP MEADOWS OF LITTLE FALLS
CONDOMINIUM ASSOCIATION, INC.



TULIP MEADOWS CONDOMINIUM ASSOCIATION

BOARD MEETING

DATE: Tuesday, May 13, 2015

TIME: 1:00 PM

PLACE: Patrician Associates

- A. ATTENDEES: Management – Julie Palma
Anne Jablonski, Regina Nuzzo and Maryann Lovely
- B. FINANCIAL: Operating - \$2,256.38
Reserve - \$33,793.00
Discussion of snow overage – Budget was \$20,000.00 – amount expended – \$34,526.00, overage \$14,526.12 – to be discussed at a later date when the audit is done.
- C. Discussion of some of the priority repairs – Sattely Contracting is presently repairing some of the decks. It is our hope to do sealing of decks, gazebo and garage doors. Once again, to be discussed at general meeting when audit is done.
- D. Building 89 Steps – As this is a big undertaking, the Board has had on site meeting with DeGracia Contracting about the repair of these unusable steps. Discussion will continue before any action is taken.
- E. Landscaping – Proposal from Gifford Landscaping - #1 – Planting, remove dead bushes, add soil enhancer and plant three beautiful bushes. #2 – Planting - improve soil conditions, install 6 sea green junipers, top dressing and mulch - in that area. Remove vines shaped like snakes and remove weeds on Van Ness near sign. Request from Board to Gifford – cost of least amount of mulch and rocks necessary for the site.
- F. Quotes requested – Status – Sign to be moved and private property, no trespassing sign to be added. At this time, sign will be moved. Try to get sign for area at entrance that states the above yet is decorative.
- G. 79 Building – Exterior – Will have contractor look at same.
- H. Dog Problems – Management advises that several complaints as to dogs being walked on property, have advised offenders.

Meeting adjourned at 3:15 p.m.

Next Meeting – 1:00 p.m., Tuesday, June 9th, 2015