



TULIP MEADOWS OF LITTLE FALLS
CONDOMINIUM ASSOCIATION, INC.



TULIP MEADOWS CONDOMINIUMS ASSOCIATION

November 14, 2014

Location: Patrician Associates – 1 :00 P.M.

A. ATTENDEES : Management – Julie Palma
Anne Jablonski and Regina Nuzzo – absent Maryanne Lovely

B. FINANCIAL

Board reviews with in house accountant, Ann D'Antonio, the financials of October 31, 2014.

Operating – 6,067.83

Reserve -31,492.54

Quarterly allocation to reserve and deferred maintenance will be disbursed this month.

Review of income to expenses notes that repair and maintenance line is over in the six month period. Management will provide general ledger on same.

Six month financial will be sent to unit owners.

C. PENDING ITEMS

99 Building sewer cleaning to be arranged in December

89 Building –rear –work to be done to stop water infiltration

No pets in elevator signs ordered –as the elevators have new carpeting

Concrete work to be done in 89 & 99 Bldg. Management will call mason.

Sattely is doing an inspection of guard rails and decks.

D. STAIRWAYS

The Board and Management have been investigating products that could be placed on steps. Treads have been investigated and now we have met with Contractor who suggests grinding the material away fro the steps and then painting with rustoleum. Presently, two steps are a safety issue in 89 bldg. and these will be repaired. Also, one of the unit owner's family member who has knowledge of various aspects of property maintenance is trying to procure a possible remedy.

E. PROJECTS FOR SPRING

Door frames and garage painting to be done in Spring.

F. TELEPHONE LIST