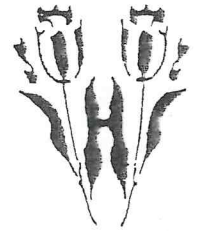




**TULIP MEADOWS OF LITTLE FALLS
CONDOMINIUM ASSOCIATION, INC.**



TULIP MEADOWS CONDOMINIUM ASSOCIATION

BOARD MEETING

DATE: Wednesday, November 18, 2015

TIME: 1:00 PM

PLACE: Patrician Associates

PRESENT: Anne Jablonski, Reggie Nuzzo, Maryann Lovely, Ernie Renzulli, Robert McCauley, Absent – Toni Spiotta

Management – Julie Palma
CPA – Harold Coppla

Minutes – Approved and mailed out – Maryann Lovely had a comment about the Board of Trustees decision to increase the non-refundable membership fee to \$2,500.00. She states that some owners have reached out to her as to this increase and the fact that it may impact the sales.

Paving – Management advises that Walsh Striping has gave a proposal for \$1,850.00 for the driveway of the 69 building. As to the confusion of what Walsh was doing, management placed a call to him at the meeting and the scope of work was explained and unanimously approved.

Pavers – Management received an amended proposal for only 69 – 79 and 99 building. The cost was \$1,470.00. Board discussed and accepted proposal as these pavers are a safety issue.

Snow Contract – Gifford Landscaping has been awarded a three year contract for snow at a cost of \$21,600.00. The only caveat is that the Association must be satisfied and Gifford must remain as the landscaper. Also, advise him not to use salt on new steps in 89 building. Also, needs to use plastic shovels. Also, he will not come unless two inches of snow.

Financial –
Operating - \$17,018.45
Reserve – Approximately \$22,000.00

Management advises that the one CD of \$11,000.00 was depleted to pay for stairs. Harold Coppla reviewed income and expenses – questions as to negative contingency and the repair line in excess of \$5,000.00, will verify.

Other –
Gutters to be cleaned
Updated owners list with emails
Meeting dates to be changed and we will go forward with evening meetings, to be determined.

Board Vacancy – Anne Jablonski will be resigning effective April 30, 2016 after many years of dedicated service. Please think about a position on the Board if you have any interest.

Meeting adjourned at 2:30 p.m.