

TULIP MEADOWS CONDOMINIUM ASSOCIATION

BOARD MEETING

DATE: Tuesday, October 17, 2014

TIME: 2:00 PM

PLACE: Patrician Associates

PRESENT: Anne Jablonski, Reggie Nuzzo, Absent: Maryann Lovely

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

Correspondence from Alexandra Hamilton regarding noise emanating from upper unit belonging to Corradino's. She is stating that there is a violation of the rules and regulations regarding unit to be 80% covered by carpeting. Management will arrange an inspection with Corradino's to verify same and advise accordingly.

Financials – Ann D'Antonio reviewed September financials as of September 30, 2014.

Operating - \$13,523.76
Reserve – Approximately \$31,500.00

Allocations are being made monthly to reserve and deferred maintenance.

Ann stated that Association almost paying bills on a timely basis.

Notes Deferred maintenance and reserve items done.

New Aerator – Reserve
Power Washing – Deferred Maintenance
Bushes/Planting – Cedar Grove – Deferred Maintenance

Carpet – Management advised ordered and will be changed soon.

Discussion of items that need attention:

1. Next Spring – Gazebo's to be cleaned
2. Sewer Cleaning – December
3. Water infiltration – Fontana
4. Deck repair and guardrails – contractor to check
5. Painting of garage framing – Spring
6. 99 – Entrance and back – Brick repair
7. Stairs – Most important – contractor will check for possibilities for products.

Water meters are presently being replaced in all buildings, Management will check as to dates for same.

Dryer Vent Cleaning – Arrangements are being made for same.

New Owners List – Names and Numbers – Also, be certain Management include in welcome package rules and regulations, plus guidelines for owners' responsibilities vs. Association.

Snow Plowing – Four bids presented

Laracca Landscaping
Precision
Land Pro
Landscape Works

Awaiting one addition snow bid. Presently, only Laracca and Precision are in the affordable range. Whoever chosen, need to discuss salt reduction.

Landscaping – Management will procure bids for Spring.

Meeting adjourned 4:00 p.m.