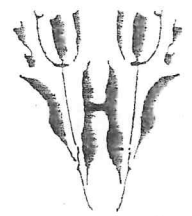




TULIP MEADOWS OF LITTLE FALLS
CONDOMINIUM ASSOCIATION, INC.



TULIP MEADOWS CONDOMINIUMS ASSOCIATION

October 20, 2015

Location: 86 Lackawanna Plaza, Woodland Park
(due to construction at patrician Associates)

- A. ATTENDEES : Management – Julie Palma
Anne Jablonski, Regina Nuzzo, Toni Spiotta and Ernie Renzulli –absent-
Maryann Lovely

Management – Julie Palma

B. RESOLUTION

Motion made by Reggie Nuzzo to accept Toni Spiotta and Ernie Renzulli as new board members. Anne Jablonski agrees. They are quite thankful on behalf of the association, that they came forward to volunteer their services. These positions are effective immediately.

C. FINANCIALS

Balance Sheet- as of September 30, 2015

Operating - \$8,103.90

Reserve -\$38,849.00

All invoices through the month are paid in full. Presently, all units except three have paid the first installment that was due August 31, 2015. A letter will be sent out advising if not paid, there will be a \$25.00 late charge each month. Also, letters will be sent out to all unit owners that the remainder of the monies are due, with a deadline of April 30, 2016. The Association would appreciate any unit owner who can pay prior to said date.

In discussion of financials, the non refundable membership fee paid at closing which is presently, 1000.00, will be increased to \$2500.00, as per a unanimous vote of the Board of Trustees.

D. BUILDINGS

The stairwells in 89 have been completed at \$17,500. The concrete on the stairs has not been sealed, as it is an additional 3300.00. We will see the weathering of the winter. The Board of Trustees is in discussion with DeGracia Contracting as to the planning for the repair and maintenance of the other stairways.

There are several units that necessitate foundation repair. Management will discuss with DeGracia as units located in 89 building.