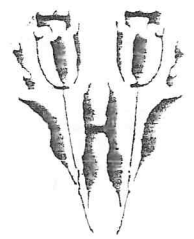




TULIP MEADOWS OF LITTLE FALLS
CONDOMINIUM ASSOCIATION, INC.



TULIP MEADOWS CONDOMINIUMS ASSOCIATION

September 23, 2014 – 6:30 P.M.

Location: Little Falls Civic Center

- A. ATTENDEES : Management – Julie Palma
- B. MINUTES - July 11, 2013 – Motion made by Anita Semo to approve, seconded by Dorothy O'Hare
- C. AUDIT - Harold Coppla reviews the audit for the fiscal year of 2013-2014. Review of income to expenses – Review of capital expenditures. Reserve at the end of 2014 – 28,046.00. Questions raised as to road assessment whereby it was noted that it will terminate in the year 2015.
- D. PROJECT REPORT
Garage doors cleaned and power washed – Several units unhappy with job.
Stairwells power washed
New aerator –cost \$1,600.00
Planting to be done by Cedar Grove – first week of October
Parking lot repaired last summer
Sewer back up – this took place in 99 building – as several units affected and an insurance claim had to be filed.
- E. FUTURE PROJECTS
Stairs – a tread was placed in 89 building – management stated that the cost would be approximately 11,000.00 to do all buildings except for lower level. All in attendance who saw it, approved of same. Will delve further.
Gazebo Cleaning – Charles Cavadini stated that he cleaned for about 45 minutes but needs to be done at least twice a season. Thanks for his effort.
Parking lot- Management has called DeFrank to evaluate his job of last year. To be advised.
Wooden guard rails to be sealed
Painting of frames around garages
- F. BOARD OF TRUSTEES
Management advises that the Board now consists of Anne Jablonski and Reggie Nuzzo. Unfortunately, they could not be in attendance this evening. Ann Lewis has relinquished seat as she moved and Charles Cavadini has resigned. We thank them for all their efforts. Management appeals to those in attendance for Board members- Dewey Smith nominates Maryann Lovely and she accepts. Dorothy O'Hare accepts the position of landscaping chairperson. She states that she will be happy doing same.