

Tulip Meadows Condominium Association, Inc.
Minutes of Board Meeting
April 13,2017

The meeting was called together by President Ernie Renzulli at 7PM at Patrician Associates Office at 552 Franklin Avenue in Nutley New Jersey.

Members present included Ernie Renzulli, Michael Hunt and Toni Spiotta. Patrician Associates was represented by Julie Palma.

Minutes of the March 21, 2017 meeting had been approved via email, have been posted on the website and will be mailed.

A. Financial Report

Julie Palma presented the report of finances as of March 31, 2017 which indicated a cash availability of \$9,864. and Reserves of \$72,928.

Action: With this reassurance, the budget for 2017-2018 which was formulated at the last meeting was approved.

B. Consideration of Expenditures

Emco submitted three proposals for work/parts that they recommend for elevators in buildings 69,79 and 89 totaling approximately \$1400.

Action: Michael will contact company to better understand necessity of each expenditure.

CertaPro Painters submitted proposal for cleaning and painting chimney caps, and cleaning off rust on vinyl siding of chimneys for \$3,367.

Action: Approved. Julie will manage.

C. Follow up on pending action items

1. Gifford Landscape and Snow Removal

Items of concern regarding snow removal include -system to alert owners to move cars so that lots can be cleared effectively, need shoveled access to mailbox from sidewalk and driveway, use only calcium on stairways and sidewalks, do not shovel gazebos, provide them with diagram if complex, avoid dumping snow where it damages shrubbery

Action: Ernie will meet with them in the Fall about these items

Items of concern regarding landscaping – need to begin work on lawn immediately

Action: Diane will be meeting with them about pruning and a proposal submitted to Board

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Contract will go out for bid at the beginning of 2018

Action: Toni will add to work list.

2. Concerns of two owners in 89

Julie went with insurance adjustor to both units.

Action: Julie will report when she hears from adjustor

3. Sewer 99

After no response from Nick Agnoli (civil engineer) Ernie had consultation with another civil engineer (Lanzafama, of Casey & Keller, the original developer engineer of Tulip Meadows) who found raising the pipes a better approach than the pump. He also recommended an architect rather than an engineer. Julie contacted David Godsall about the proposal he previously submitted.

Action: Ernie and David will talk next week.

4. By-Laws Review

Discussion postponed due to absence of three members of the Board

5. Identified communication liaison from/for each building

Action: 69 Mercedes Hunt for 79, Ernie for 69, Toni for 99. Ernie will ask Anita about 89.

6. Review and revision of Master Deed and By-Laws

Action: Continuing discussion delayed until next meeting due to low attendance at this meeting.

D. New Business

1. Keys

Ernie made copies of keys for Elevator Room and them to Distributed to building liaisons, Julie and to Julie for Emco.

We need information about how to get keys to operate the elevator.

Action: Julie will find out from Maryanne.

2. Letters from owner 99-8 regarding water

Action: Ernie will reassure owner not related to sewer and have Paul DeGracia look at foundation.

3. Mail Boxes

The stands (69, 79) need repair.

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Action: Because they are owned by the Post Office, Julie will contact them and request repair.

4. Driveways

Driveway at 69 needs repair.

Action: Julie will get estimate.

5. Litter

An abundance of litter has been noticed along the border of our property on Van Ness, along Turnberry, and on our property. Michael already wrote a letter to Phil Simone, Superintendent of Little Falls Department of Public Works. Ideas about involving Scouts, etc. were suggested.

Action: Discuss at next meeting

E. From Work Plan

1. Pond aerator –

Action: Michael and Ernie will install asap

2. Sprinkler system
3. Geese management

Discussion about alternative methods

Action: Toni will review and circulate information presented last year about use of tall plants to block sight of meadow from pond.

Meeting was adjourned at 8:10 PM.

Change in Date for Next Meeting
Meeting will be held on Tuesday
May 23, 2017

Comment [TS1]:

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