

TULIP MEADOWS CONDOMINIUM ASSOCIATION

BOARD MEETING

DATE: Thursday, October 10, 2019

TIME: 6:00 PM

PLACE: Patrician Associates

In attendance: Ernie Renzulli, Robert Lawley, Victoria Amato, Maryann Lovely, Terry Mullins

Management: Julie Palma

Minutes of September 12, 2019 approved with one correction 6:00 p.m. instead of 4:00 p.m.

Financials – Review of Same

Operating Account – 24,745.26

Reserve Account – 68,561.47

Interfund – 3,105.41 – Management suggests that as there is sufficient funds in the operating, to transfer interfund monies to make the association whole.

Only one delinquency – Question as to prepays and why such unusual amounts, will review prepays with Ann.

In future, motion made by Bob Lawley to not include prepays, Terry Mullins seconds, agreed with a nay from Victoria Amato.

Discussion of CD's – Management suggests 2 CD's, 6 month and 12 month staggered. Victoria Amato states Valley National Bank offering 2%, will check if applicable to commercial. Place one third in each CD and remaining in money market.

Pond Light – Bob Lawley reports once aerator is pulled out for winter, than we can measure same for light.

Patch and seal coat parking lot – Quote from Jim Walsh 19,200.00, need additional bids, will put on back burner.

Dead tree in front of 69 – Will maintain to see if they will rebloom in Spring.

Holiday Decorations – It was decided to buy 8 wreaths as opposed to bows, lights for wreaths.

Gutter Cleaning – Ernie says it should be done twice a year, Sattely to do for \$350.00, but Bob will get bid from Max.

Dryer Vent Cleaning – Management advises all done except Dorothy O’Haire, send letter if not done by October 31, 2019, a 25.00 fine per month will be imposed.

Painting of Steps – 89 Building complete at a cost of 2,750.00, additional work of approximately 300.00 was done to alleviate rusting.

Sheetrock – Manny will be doing work next week.

New Business –

Dead Tree – Building 99 – Nothing noted at said time. Trimming of tree in 99 was requested and unit owner acknowledged same.

A.C. Leak – Much discussion as to same. Speak to attorney to amendment regarding unit owners who are negligent and cause damage to other units, cannot file claim against the association. Also in this case, can the insurance company subrogate and of course, the payment of deductible.

Gazebo Railings – Manny will do.

New Landscaping/Snow Removal Contract to be for two years at a set rate of 2,586.66, anything additional will be billed separately.

Agenda for Annual Meeting

- 1. Minutes**
- 2. Financials**
- 3. Projects**

Each Board member will say something

Website – Ernie has knowledge to do.

Meeting adjourned 8:00 p.m.