

TULIP MEADOWS CONDOMINIUM ASSOCIATION

BOARD MEETING

DATE: Thursday, April 9, 2020

TIME: 5:00 PM

PLACE: Patrician Associates

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

Management: Julie Palma

New Budget – Harry Coppla, CPA review Budget line by line and the following changes with Board approval are made:

- 2,500.00 – Closing, membership fee
- 2,500.00 – Added to legal line
- Elevator phones changed to 4,000.00
- Tree maintenance – 2,500.00
- Operating contingency – An additional 500.00
- No maintenance fee increase

Reviewed Balance Sheet – 18,732.16 – Operating
89,342.23 – With 800.00 owed to operating

Reviewed other aspect of financials and said presently, we are in great shape with one month to go.

Minutes – Board will review at a later time.

Ernie Renzulli advises as to those projects put on hold – Painting, removal of material on steps, exterior timers for lights, key pad entry for elevator and paving of parking lot.

Old Business

15% refund from Davinci Landscape due to lack of snow this winter.

Bob Lawley states that there are several items that need to be done and we will have a \$2,200.00 credit.

Alarm Contract – Bob Lawley negotiated contract for unit inspection, not to be done until 2023.

New Business

Landscaping – Landscaper came in already for spring clean-up, will return to complete.

Association dues – Discussion of late fees, need to see them on the report and then verified when paid. Management has asked accountant to go back to December.

Help to Residents Letter – Ernie Renzulli has prepared letter with contact list which will be mailed out.

Ponding of water/removal of branches – Terry Mullins states very unsightly, water ponding, not sure where it is coming from. Will contact Phil at Town, as to tree branches, etc. Bob Lawley states that he will be responsible for same.

Meeting adjourned at 6:45 p.m.