

**TULIP MEADOWS CONDOMINIUM ASSOCIATION
BOARD MEETING**

DATE: Thursday, January 9, 2020

TIME: 6:00 PM

PLACE: Patrician Associates

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

Management: Julie Palma

Approval of November Minutes – Minutes approved. In discussion of Minutes, it was noted that reserve amount should go in every month.

At inception of meeting, Dorothy O’Haire, as Board Member of group that deals with Peckman River and its efforts to alleviate continued flooding by same. She speaks to a locally preferred plan, but Mayor against same (flood wall). She discusses other considerations and hopes that after design program, work will begin in 2027.

**Financials – Operating Account – 19,454.31
Reserve – 71,680.00 plus 5,469.99 due from operating**

Review of income and expenses – thus far Budget is on par. Reviews of invoices, noted that Advanced Alarm increased their yearly monitoring, question as to why payments must be paid annually as to monthly or quarterly.

Holiday Decorations – Thanks to both Bob Lawley and Maryann Lovely for their efforts in decorating the complex for the holiday. Association has now some decorations that can be utilized yearly.

Gazebo Pavers – Completely done, alleviating need for fencing.

Timers – Bob Lawley will meet with Keith Lisco to put some of the lighting on timers.

Leak in 69-8 – DaVinci when weather becomes warmer, will dig foundation to alleviate leak.

New Business

Amendment as to percentage of rentals – Under advice from attorney who states this is a very difficult amendment to pass. Unit owners will not allow a limit as sometimes the need

to rent is necessary. The only remedy as to rentals, is to make it mandatory that owners provide lease, maybe a move in or administrative fee, to be discussed.

Fire Inspection – After discussion with the Little Falls Fire Bureau, it was decided that it is not mandatory to enter each unit for inspection. Although this is the case, there is concern that each unit owner has carbon monoxide detectors that are working as well as smoke alarms. Board decided that Management will send out a certification that each unit owner verify that both carbon monoxide and smoke alarms are in working condition. This will be combined with a contact information list and homeowner's confirmation that must be provided by all unit owners.

Painting of first floor ceilings – Management to procure a bid for ceiling painting. Also, as 89 steps were previously painted and the plan is to move forward with other buildings. Bob Lawley will get bid to include this ceiling in his building proposal.

Dog Waste – Discussion as to lack of responsibility as to dog owners who reside in the complex. Letters will be sent out as warning to those units identified, to be fined further if this irresponsibility continues.

Gazebo Lights – Discussed as to putting lights in Gazebo, but to do permanently would be a great expense as no electricity.

Water Spigots in each building, Board approves doing same as it facilitates the availability common water in each building.

No meeting in February, but update any pending and financial information via email.

Meeting adjourned – 7:50 p.m.