

TULIP MEADOWS CONDOMINIUM ASSOCIATION

BOARD MEETING

DATE: Thursday, July 9, 2020

TIME: 5:00 PM

PLACE: Gazebo

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

Management: Julie Palma

Approval of Minutes – Spelling of Westin (Western) and #4 key pads, to remove from agenda as this project will not happen.

Financial Review – As of June 30, 2020, only 2 months into the fiscal year.

Operating Cash – 21,733.01

Reserve – 25,222.81 plus 66,023.49, which is 91,245 – 4,650.00 is in excess for this Period.

Questions – Prepaid expenses – (Insurance on a different year than fiscal), prepaid fees – units in advance, necessary for balance sheet.

Delinquencies – questions as to late fees.

Cash Disbursements – Several Questions relative to same.

Projects –

- A. Painting in Progress – Has begun and will move along accordingly with the ceilings, etc.**
- B. Material on steps have been removed**
- C. Lights on exterior have been changed from 8:15 p.m. to 5:30 a.m.**
- D. Paving of Parking Lot – Need to have James Kurpiel revisit site and meet with Bob Lawley as estimates are confusing.**

Old Business

- A. Exterminator – Discussion of Western Proposal as opposed to calling exterminator out for individual items. Board feels that this should be a 6 month contract, not needed in colder months. Management to check with exterminators who can give 6 month contract for bees, etc.**
- B. Cleaning of Soffits/Gutters – Bob Lawley states that Pro Services gave a bid for \$1,700.00, very fair, it will be a soft wash.**

- C. Pond Aerator Light – Bob Lawley reports that to place the light in the aerator with materials/cable etc. would cost approximately \$750.00. Discussion as to motion to do, approved.
- D. Staining/Oiling – Bid from Manny and Pro Services - \$750.00 and 8:50.00. It was decided to go with Manny.
- E. Landscaping – Bob Lawley and Ernie Renzulli give updates as to soil completion where erosion happened – 69-8 and 99-8, flowers and bushes installed. Proposal received earlier reduced to \$2,500.00.

New Business

- A. Contact sheet updated
- B. Picture Window Weather Striping – Arrange for Anderson Windows to look at all windows for weather stripping as it appears that is holding the windows intact.
- C. Sanitary Line Issue – Arlington Plumbing came out and need to put on yearly agenda to clean, as washing machines and dishwashers not hooked up as to the new renovation.
- D. Step Repair – Building 99 – Repairs less than \$300.00 will give Bruno the ok.
- E. Gutter Review - Contact gutter company to look at building 99 for replacement.

Other

Concrete near building 99 – When Bruno does step, maybe he can look at same.

Next Meeting September.