



TULIP MEADOWS OF LITTLE FALLS
CONDOMINIUM ASSOCIATION, INC.



TULIP MEADOWS CONDOMINIUM ASSOCIATION

BOARD MEETING

DATE: Thursday, September 10, 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 – July 9, 2020 – Approved with one change, remove “Other”

Financial Review – Balance Sheet

Operating Cash – \$17,682.21

Reserve – \$91,264.50

Prepaid Fees – \$10,450.00

Insurance Claim Payable – \$10,000.00

Accountant has added two reports to financial to help simplify

1. Late Charge Report
2. Cash Disbursement - Detail

Further – Commencing in 2021, Association will run on a calendar year.

Question whether late fees are cumulative.

Old Business

- A. New Gutter Installation – Ernie reports gutters were added on both sides of 99. Also gutter guards installed.
- B. Painting of Steps 69 & 99 – Hopefully, Captain Ron will be able to do both before winter months.
- C. Step Repair, 99 – DeGracia made repair to four stairs, Total approximately \$3,700.00. Unit owners in building were upset that it took so long.
- D. Resurfacing of Parking Lot – Walsh Striping has done all major repairs as well as tacking repairs. Sealing of parking lot will take place in two phases, there is a 24 hours curing time before vehicles may drive on property.

- E. Picture Window Weather Stripping – It has been difficult to find someone to do same. Management has called Max Sneiden. Victoria has some names to add to this endeavor.
- F. Exterminator Contract – Victoria feels that it would be prudent to have contract in place. It would 4 times a year, thought to be \$600.00. Will need to review so as to understand properly.
- G. 79-7 Fines – Revision \$200.00 to \$75.00, discussion as to impose or abate, by majority of the Board, the decision was to uphold the fine.
- H. Resolution to Pompeo – Agreement signed by Ernie, \$10,000.00 check to be sent to owner. This agreement stipulates nothing as to any future claims by 89-4.
- I. Exterior Repair to Light 99 – Both Management and Bob Lawley verified electrician did repair, will check.
- J. Clean Up of Branches and Leaves – Terry Mullins expresses concerns as to landscaper not cleaning up in this area across road from 99.

New Business

- A. Replace Dead Trees – four in total, crate myrtle type. Trees need trimming and removal will be done by arborist and installation by DaVinci.
- B. Annual Meeting – In view of the Pandemic, there will be no annual meeting. Board will send project list accomplished this year with Balance sheet and budget.

Meeting adjourned 6:10 p.m.

Next Meeting September.