

Aspetuck Condominium Association, Inc.

New Milford, Connecticut 06776

Board of Directors Meeting
January 29, 2013

Present: Jim Tupko, Amy Farquharson, Daryl Williamson, Judy Kriegl, Rick Steiger, Marc Andreotto & Georgie Machado, Accolade Property Mgmt.

Absent: Helen Gardner, Cynthia Leveille and Wayne Thorpe

Unit owner attendance: Unit 111/Jersey Smialak, Unit 103/ Roslyn Ferrara

Meeting called to order: 7:00pm

Unit 111/Jersey Smialak attended the meeting to apologize for the unruly tenants and the circumstances of what happened on his end to remove them from the unit. Fines were accrued to his unit on behalf of the tenant violations and asked the Board to review and possibly decrease the amount. The Board thanked Mr. Smialak for coming in and will discuss the matter.

An overview of meetings was discussed for new members. Management recommended a change in the structure of the meetings in order to review Executive Session topics first and then go into open session. The Board agreed unanimously. Board meetings will now be structured 7-8pm Executive Session and 8-9pm will be open to unit owners. A notice will be placed at the clubhouse and posted on the website. Once the newsletter comes out it will be placed in that as well to inform unit owners.

Officer positions were voted upon:

President, Amy Farquharson – motion by Rick Steiger, second by Judy Kriegl, all in favor.
Vice-President, Judy Kriegl – motion by Daryl Williamson, second by Jim Tupco, all in favor
Secretary, Cynthia Leveille – motion by Amy Farquharson, second by Jim Tupco, all in favor
Treasurer, Daryl Williamson – motion by Amy Farquharson, second by Jim Tupco, all in favor
Directors will be Rick Steiger, Wayne Thorpe, Helen Gardner, Jim Tupco & Marc Andreotto

New Director Positions will hold a one year term to offset the existing terms.

Management advised the Board of a slip and fall claim by the tenant in unit 46, Kevin Miller. The supposed slip and fall occurred on January 19, 2013. The last snow fall had been 3 days prior and Landco had performed per the contract during this time. Kevin Miller made no report of the incident to the owner, Chandrasekhar Mallangi nor the realtor, George Peterman as Management inquired with George Peterman. There was no report of the slip and fall with Management either. The claim has been handed over to the Association's insurance company for investigation and handling. Management will keep the board apprised of any new information. Unfortunately this may have an impact on the Association's policy premium in the future.

Financials were reviewed and the process for signing checks was reviewed for all new members.

Delinquencies were discussed:



A discussion ensued regarding the meter boxes on 3 of the buildings that require replacement and costs involved. AT&T has not been cooperative as they are charging a fee for their service while CL&P and Charter are not. Management submitted a cost from AT&T in the amount approximately \$10k per building to relocate their telephone boxes on the exterior of the buildings. With replacement of all the CL&P meter boxes on the 18 buildings AT&T costs will be approximately \$180k in the end. In the original discussion AT&T advised they could move the existing box however Management has been advised from AT&T this is not an option any longer and AT&T now wants to update their equipment with all new. Management has advised AT&T the Association is unable to pay this cost however they are not willing to make any changes. Management advised the Board the next option may be contacting the attorney as the Association is not financially in a position to pay AT&T what they have quoted and they are now impeding the Association from replacing meter boxes that have deteriorated and caused 2 units to lose power completely to the unit. One of the units was connected to a house meter and the second unit has been connected to another resident. This has caused additional accounting services to ensure everyone involved is being billed properly for their share of power. The 2 meters had to be connected to other meters in order to supply the units with power until the meter box can be replaced. Meter boxes were anticipated to be installed late January and the work has now been placed on hold until another resolution can be determined.

During the meeting Unit 103/Roslyn Ferrara was interrupting business at hand and was advised unit owners are not permitted to partake in the meetings. Rosalyn became irate and making vicious accusations regarding board members and Management. Management requested she leave the meeting.

The meeting was adjourned at 9:30pm.