

Aspetuck Condominium Association, Inc.

New Milford, Connecticut 06776

Board of Directors Meeting
February 26, 2013

Present: Jim Tupko, Amy Farquharson, Cynthia Leveille, Daryl Williamson, Marc Andreotto & Georgie Machado, Accolade Property Mgmt.

Absent: Helen Gardner, Wayne Thorpe, Judy Kriegl & Rick Steiger

The meeting was called to order: 7:10pm

Hearings: a fine hearing was scheduled for Unit 75/Russell for impeding the snow removal process. The unit owner(s) did not show for the hearing. The Board voted unanimously to fine the unit \$50.00 for not removing the snow from the vehicle in addition to not moving the vehicle so the parking area could be plowed.

Management advised the Board that Ryan Perlowsky has suggested installing "modular" meter boxes at a slightly higher cost (approximately \$1k) rather than utilizing AT&T for a \$10k per building cost to relocate their equipment that is in the way of the meter box replacement. The goal moving forward is to hopefully utilize the modular meter boxes and avoid AT&T from being involved and save on their costs. The Board agreed and was pleased to know the Association will not incur the additional \$10k for AT&T at this time.

Management supplied a LED lighting program through CL&P to replace all the exterior metal halide fixtures to LED. Marc Andreotto wanted to review and research the program as he has a contact that provides the same program via CL&P. Marc will report back of his findings.

Management submitted a proposal for exterminating services from Amtech who currently services the property for ticks. Management explained it would be more cost effective to have a contract price rather than a per service price. There are many calls received for ants, bees and box elder bugs which are all covered in the proposal. The proposal was accepted by the Board and Management will inquire with Amtech for clarification on the verbiage of the cover sheet.

Management submitted a revised draft of Window & Door Replacement Requirements for the Board to review and modify. One of the large concerns regarding unit owners hiring contractors to perform the work is the exterior trim is not being replaced correctly and some not painted. After a brief discussion it was determined the draft will be tabled. Amy advised she will work with Peter Farquharson to supply specifications that would part of the requirements after Board approval. Once completed, it will be mailed to unit owners.

The refuse contract is coming up for renewal. The existing contract contained an auto-renew so a letter was sent to advise the Association does not want an auto-renew contract. When the new proposal comes in the Association would like a "free dumpster" annually.

Violation letters were reviewed.

Financials were not available for the meeting. Management to follow up with CT. Business Services.

Unit 36 is delinquent in common charges in addition to fines for non-compliance of the fire alarm installation. There has been no response to the collection letters mailed from the attorney. Daryl Williamson made a motion to foreclose on the unit, Jim Tupko second the motion, all in favor.

Unit 111/Smialak: The fines to the unit for the disruptive tenants are \$275.00. Amy Farquharson made a motion to retain the fines on the account, Jim Tupko second the motion, all in favor. In addition, the common charge payment plan previously made with the unit owner via the attorney has not been received. Amy Farquharson made a motion to foreclose on the unit, Jim Tupko second the motion, all in favor.

The January 29, 2013 minutes were approved with correcting Cynthia Leveille was not in attendance. Amy Farquharson made a motion to approve the minutes with the correction, Jim Tupko second the motion, all in favor.

The meeting was adjourned at 9:00pm.