

# Aspetuck Condominium Association, Inc.

## New Milford, Connecticut 06776

Board of Directors Meeting  
April 23, 2013

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

Absent: Wayne Thorpe, Cynthia Leveille, Daryl Williamson

The meeting was called to order: 7:05pm

Brian Logan with JK energy solutions attended the meeting to review the revised quote for light replacement via the CL&P Energy Program. The purpose of the revision is due to information that all House meter lights are covered under the program. Management met with Brian on-site to confirm the exterior light count and add the common hall lights in the garden buildings, clubhouse, and laundry room. JK Energy advised there is a 1 year warranty on the work and a 5 year mfg. warranty on the LED bulbs. Marc Andreotto made a motion to accept the commencement of the project, Helen Gardner second the motion, all in favor.

The report from the attorney for collection matters was reviewed.

The financials were reviewed.

Lostocco has offered to renew the refuse contract with no increase and the Association will get 1 free container annually. There will be a charge for the waste but not the use of the dumpster. The Board has requested Management follow up to see if Lostocco has literature to promote recycling.

A discussion ensued regarding the attic flooring. There were 2 concerns, one from Board member Jim Tupko and unit owner, Jay Lewin regarding the dimensions that were being floored. They feel they are losing part of their "real estate" by not having the complete attic floor storage area floored. The Association's documents show a small diagram with dimensions of the attic area however are unable to be determined due to the reduction of the print. Since the Declaration does not specify how much of the attic was to be utilized by residents of the garden buildings for storage and in an effort to keep costs down the Association was flooring the majority of the floor which would enable enough storage area. Concerns regarding a Board member discussing the matter with a unit owner rather than his fellow Board members is a concern.

The meeting was adjourned at 8:45pm.