

Aspetuck Condominium Association, Inc.

New Milford, Connecticut 06776

Board of Directors Meeting
September 24, 2013

Present: Amy Farquharson, Judy Kriegl, Helen Gardner, Cynthia Leveille, Daryl Williamson & Georgie Machado, Accolade Property Mgmt.

Absent: Wayne Thorpe, Marc Andreotto, Rick Steiger

The meeting was called to order: 7:20pm

Executive Session:

[REDACTED]

Open Session:

1. Fire Loss Contractor: Judy Kriegl made a motion for Alan Mendes to perform the renovations as he renovated Unit 118 after the 2011 fire with no issues, Helen Gardner second the motion, all in favor.
2. Restriction on rented Units: Helen Gardner made a motion to set a limit on rented units to ensure the Association does not lose its FHA status, Judy Kriegl second the motion, all in favor.
3. Tree removal & plantings : Judy Kriegl made a motion to remove the trees and install the plantings (since the Association has not accomplished goals this year due other issues that held up Association business, Helen Gardner second the motion, Cynthia Leveille and Daryl Williamson in favor as well, Amy Farquharson abstained from the vote.
4. Charter has offered the Association a one-time financial offer to allow them exclusive rights (marketing) to the community. There would be no door to door marketing however the Association would "promote" Charter. Residents may choose whomever they desire to service their telephone and cable and the exclusive rights would not interfere with that choice. The Board decision is if Charter is willing to pay the Association a sum in the amount of \$23,500.00 for a 7 year exclusive rights agreement to renew for additional successive terms of 6 months (and reviewed again at that time) the offer would be considered. In addition, management will inquire for clarification on page 2 of the agreement, section 2. Amy Farquharson made a motion to accept the offer with no complications of the response requested, Daryl Williamson second the motion, all in favor.

Lisa Rendak, Unit 71, a concerned unit owner attended to voice her concerns regarding the recent incidents of Unit 96/Blanchette and the Police presence on the property. Lisa was advised she should continue to send written complaints should there be any. The Bank now owns the unit as it has been foreclosed on and it will be a matter of time before the Bank has the prior owner removed from the unit. In the meantime, violations will go to the new owner, the Bank.

Management recommended meeting again on Tuesday, October 8th since there was no meeting in September to catch up on business that has been held up. The Board of Directors would then meet again on the scheduled date of Tuesday, October 29th at 7:00pm.
Dates were agreed upon.

The meeting was concluded and adjourned at 8:45pm.