

# Aspetuck Condominium Association

## MINUTES

Board Meeting, January 28, 2014, 7:00 p.m.

(Minutes are subject to approval by the Board)

**Board Members Present:** Jim Tupko, President; Wayne Winsley, Vice-President; Adam Gregory, Secretary; Jane Gregory, Treasurer; Janet Webster; Beth Nelson

**Absent Board Members:** Amy Farquharson; Helen Gardner; Judy Kreigl

### 1. Call to Order

President Jim Tupko called the Meeting to order at approximately 7:08 p.m.

### 2. Proof of Notice of Meeting

Jim Tupko presented proof of meeting being was posted on the Aspetuck Village website and a copy posted on the club house bulletin board on January 22, 2014.

### 3. Approval Of Minutes

Beth Nelson made a motion to approve minutes for the January 7, 2014 meeting. The motion was seconded by Janet Webster. There was no discussion. The motion passed unanimously.

Adam Gregory made a motion to approve minutes for the January 13, 2014 emergency meeting. The motion was seconded by Wayne Winsley. There was no discussion. The motion passed unanimously.

### 4. Old Business

Jim Tupko informed the board that there was no old business communicated by the previous board.

### 5. New Business

A. Terms of Directors: proposed terms.

Wayne Winsley made a motion to adopt the following terms of the directors.

Jane Gregory, Wayne Winsley, Jim Tupko - 3 Years  
Beth nelson, Adam Gregory, Janet Webster - 2 years  
Amy Farquharson, Helen Gardner, Judy Kreigl - 1 year

The motion was seconded by Janet Webster. There was no discussion. The motion passed unanimously.

- B. Wayne Winsley made a motion to suspend rules to add an item to the agenda; check, seconded by Janet Webster. There was no discussion. The motion passed unanimously.
- C. Jim Tupko made a motion to allow Jane Gregory, Jim Tupko, and Wayne Winsley to sign checks on behalf of the association. The motion was seconded by Wayne Winsley. There was no discussion. The motion passed unanimously.
- D. Scalzo property management distributed materials and answered questions from the board regarding their property management services. Scalzo will respond with monthly costs using CT Business Services for accounting. Immagineers was not present but did supply information, Immagineers will also respond with monthly costs using CT Business Services for accounting.
- E. Existing insurance coverage is in place for FY 2014; insurance is due for renewal in FY 2015. Existing coverage is expected to increase; Jane Gregory noted other associations in New Milford have had a 30% increase in insurance premiums and they had no claims. Jim Tupko noted that Aspetuck has had three claims the fire and two slip and falls.
- F. Jane Gregory reviewed the budget, finding that in FY 2013 Aspetuck spent ~\$28K more than what was brought in through common fees. A suggestion of a 5% increase in common fees was discussed to cover the estimated 30% increase in insurance premiums. in light of the necessity to have a management company before being able to create the FY 2014 budget Wayne Winsley moved to table the budget; annual meeting and CIOA training until the next board meeting on FEBRUARY 25, 2014. The motion was seconded by Adam Gregory. There was no discussion. The motion passed unanimously.

G. Cleaning contract was discussed, it was proposed that we ask the cleaning company if we change cleaning the common areas to every other week during the summer months, Jim Tupko will discuss with contractor to attempt to lower the yearly costs. Wayne Winsley moved to table the contract until after an updated contract price can be obtained. The motion was seconded by Beth Nelson. There was no discussion. The motion passed unanimously.

H. The drain on building 7 is suspected to be full of mud making it unable to drain the water from the front of the building. Beth Nelson made a motion to get a second quote for the repair. The motion was seconded by Janet Webster. There was no discussion. The motion passed unanimously.

## **6. Comments from unit owners**

Mr. Quigg commented that in his experience Scalzo Property Management isn't onsite as much as Immagineers is. Mrs. Halloran also commented that she has had good feedback regarding Immagineers. It was also noted that Immagineers was recommended to the board by the association attorney Mr. McCracken.

Mr. Levys asked about replacement windows and sliders for units. The quote he received for the standard Pella is considerably more than they have been in the past and asked to look for other options for replacements. Mr. Lewin noted that it would be prudent to request a bond when units replace windows to ensure they are installed correctly.

Mr. Lewin read the following statement:

"On May 17, 2013, I presented an offer to the Board for the purchase of a set of original Aspetuck Village Plans. I sent that offer by e-mail to Greg McCracken, the Board's attorney. Months later, I finally received a response to my offer; Mr. McCracken advised that the Board wasn't interested.

At no time did I receive a counteroffer or a request that the Plans be donated.

Even though at no time did I claim to be the owner of those plans, I was viciously and crudely attacked by some very immature and unsophisticated people. The worst was made by Cynthia Laveille, a Board Member at the time who has now been

removed, who publicly accused me of the commission of a crime. Another, a Unit Owner named Dotti Patterson, suggested that I am "insane."

Further, the e-mailed offer that I sent to Mr. McCracken was distributed to all Unit Owners by the owner of Accolade Management, the outgoing management company, in an attack that was intended to bolster her support for her then-current employer and denounce those, like me, who supported their removal and thus threatened her employment.

Today, we have a new Board. We have people who have at heart the interests of the entire Aspetuck Community and who have pledged to do their utmost to promote and enhance its welfare in an unbiased, transparent, communicative and educated manner. Importantly, they are also people who have had business experience and bring special skills to the table.

I have been instructed to deliver the Plans to Jim Tupko in his personal capacity, not as President of the Board, with an invitation to him to donate them to the Community if he wishes to do so."

Mr. Quigg asked the board not to become paralyzed by quote requests to contractors, noting in the past that this has caused projects at Aspetuck to not be completed in a timely manner.

## **7. ADJOURNMENT**

At approximately 9:45 p.m., Wayne Winsley made a motion to adjourn. The Motion passed unanimously.

Dated: January 29, 2014

Respectfully Submitted,

Adam Gregory  
Secretary