

Aspetuck Condominium Association

MINUTES

Board Meeting, February 25, 2014, 7:00 p.m.

(Minutes are subject to Board approval)

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 7:10 p.m.

2. Proof of Notice of Meeting

Jim Tupko presented proof that a Notice of the Meeting was posted to the Aspetuck Village website and on the Clubhouse board on February 18, 2014.

3. Approval Of Minutes

Jim Tupko made a Motion to approve the Minutes for the January 28, 2014 Meeting. The Motion was seconded by Beth Nelson. There was no discussion. The Motion passed unanimously.

Jim Tupko moved to suspend the Rules to add two items to the Agenda:

A. A President's Report which is an overview of what has happened since last meeting; and

B. A discussion about the last of the meter boxes that need to be replaced. The Motion Seconded by Wayne Winsley. There was no discussion. The Motion passed unanimously.

4. Old Business

A. Selection of Property Manager. Proposals from Imagineers, Scalzo Property Management, Accolade Property Management, and CM were reviewed. Accolade had expressed an interest but did not submit a proposal. There was a discussion about the amount that had been paid to Accolade for FY2013. Discussion continued

regarding concerns that Scalzo has their own construction company. Beth Nelson made a Motion to select Scalzo Property Management as the management company. The Motion was seconded by Janet Webster. There was no discussion. The Motion passed unanimously.

B. Marrakech Cleaning contract. For the months of May, June, July, August and September it will only clean every other week. The remainder of the year they will clean every week. This will result in a savings of about \$7,000 for FY2014. Janet Webster made a Motion to approve the contract. The Motion was seconded by Beth Nelson. There was no discussion. The Motion passed unanimously.

C. Drains Building 7. Jim Tupko reported that the original builder for Aspetuck Village advised that the wall has been sealed and that the existing quote seemed high. An additional contractor suggested by Janet Webster will be contacted for a competitive quote. Work regarding cleaning the drain will continue in the Spring.

D. Budget / Annual Meeting. Work has progressed with consolidating the Budget items from CT business services. Now that the management company has been selected the budget can be proposed and annual meeting date selected.

5. New Business

A. Towing Company. The current towing company is Gran Prix Motors. Adam Gregory recused himself from the discussion, noting that he works with Gran Prix and will therefore not take part in this item due to the conflict. There was discussion regarding the need for the towing company to remove cars during snow conditions. Gran Prix Motors will remove the cars at no charge to the Association and will contact the owners of the cars for collection. Wayne Winsley made a Motion to accept Gran Prix Motors as the towing company. The Motion was seconded by Janet Webster. There was no discussion. The Motion passed unanimously.

B. Pile of wood near building 19. There was discussion regarding the wood that is stored outside and that the size of the wood pile has not changed. Jim Tupko made a Motion to notify the Unit Owner and remove the wood pile. The Motion was seconded by Beth Nelson. There was no discussion. The Motion passed unanimously.

C. Speed Limit / Stop Signs. Signs had been approved by the prior Board but had not been ordered or installed. Jim Tupko volunteered to work with the management company to get the signs installed.

D. 3 Bids on contracts. There was discussion regarding the number of bids for work. The minimum amount requiring 3 bids was discussed. Wayne Winsley made a Motion to make it mandatory for three bids for work over \$1000. The Motion was seconded by Jim Tupko. There was no discussion. The Motion passed unanimously.

E. Replacement Windows Specifications. Jim Tupko is working with Windorama to determine what types of windows and sliders will be appropriate and will report back to the Board.

F. Water Heater Replacement - Club House. There was discussion regarding its replacement. Jim Tupko will determine the age of the current water heater and report back to the Board.

G. The last meter sockets that need to be replaced on the townhouses. Beth Nelson made a Motion to approve work to be performed by Shock Electric. The Motion was seconded by Wayne Winsley. There was no discussion. The Motion passed unanimously.

H. President's Report

a. Jim Tupko spoke with a representative from Aquarion and made sure that stakes will be placed on all three fire hydrants so that they will be identified for plowing purposes.

b. Jim Tupko responded to a complaint from Unit 114 and found water flowing into the garage. Apparently, the drain line is clogged. Landco was asked to resolve the problem.

c. There was a collapsed drain allowing water to puddle by the bedroom window of Unit 171. Jim Tupko reinstalled the elbow.

d. Unit 3 reported water on her carpet. Jim Tupko hired a company to remove an ice dam that was causing the problem. The problem has now been fixed.

e. Notes were placed by Jim Tupko on the windshields of all cars that were impeding snow removal. The effort was 100% successful.

6. Comments from Unit Owners

James McNamara thanked the Board for the Website and said that he has found it to be a good communication resource.

7. ADJOURNMENT

At approximately 8:12 p.m., Wayne Winsley made a Motion to adjourn. The Motion passed unanimously.

Dated: February 27, 2014

Respectfully Submitted,
Adam Gregory
Secretary