

# Aspetuck Condominium Association

## Minutes

Board Meeting, April 30, 2014, 7:00 p.m.

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

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

### 1. Call to Order

Mr. Tupko called the Meeting to order at approximately 7:10 p.m.

### 2. Proof of Notice of Meeting

Mr. Tupko presented proof that a Notice of the Meeting was posted on the Aspetuck Village Website and on the Clubhouse Board.

### 3. Approval of Minutes

Ms. Nelson made a Motion to approve the Minutes of the January 28, 2014 Meeting. The Motion was seconded by Ms. Webster. There was no discussion. The Motion passed unanimously.

### 4. Old Business

A. Building Drains: Building Number 10 has a crack in the front wall perhaps due to snow buildup. Bids were obtained for the replacement of the drains. Ms. Nelson asked about spreading out the cost over time. Mr. Tupko said that it would take about a week to complete each building.

B. Replacement water heater in the Clubhouse: Currently, there is no hot water in the Clubhouse. Bids were obtained and the cheapest price is from Geary plumbing for \$1,137.00. Ms. Gregory made a Motion to approve the installation of the water heater for that price. The Motion was seconded by Mr. Tupko. There was no discussion. The Motion passed unanimously.

C. Specifications for replacement windows and sliders: Mr. Winsley made a motion to approve the Pella and Anderson and Marvin windows and sliders that can be provided and installed by Windowrama but Unit owners may use windows and a contractor of their own choosing conditioned upon obtaining the Board's prior approval of the specifications. The specifications will be posted on our Website. The Motion was seconded by Ms. Webster. There was no discussion. The Motion passed unanimously.

D. Budget/Annual Meeting: The Budget increase is 5% effective January 1, 2015. Currently, common charges only cover what is needed without any available funds for additional improvements. There has been contribution to the reserve in 2014. Last year there was a loss of about \$21,000.00. The Board deposited a check from Charter Communications in the sum of \$21,000. The management fee has dropped about \$10,000.00 by changing to Scalzo Property Management from Accolade Property Management. The bookkeeping remains the same.

## **5.New Business**

A. Retaining wall Building 10: Mr. Tupko said that the lowest bid was \$10,750.00. Mr. Winsley made a Motion to table this issue until we are closer to summer. Mr. Tupko seconded the Motion and there was no discussion. The Motion passed unanimously.

B. Plywood from attic project: The Board has 87 sheets of ½ plywood in the garage that was purchased for \$2175. Mr. Winsley made a motion to try to sell it for as much as possible. The Motion was seconded by Mr. Tupko. There was no discussion. The Motion passed unanimously.

C. Laundry room door: Mr. Winsley made a Motion to sell the door for as much as possible. The Motion was seconded by Mr. Tupko. There was no discussion. The Motion passed unanimously.

D. Water closet water valves: Mr. Tupko suggested that they all be inspected. Mr. Winsley made a Motion table this item. The Motion was seconded by Mr. Tupko. There was no discussion. The Motion passed unanimously.

E. Maintenance standards: Mr. Winsley made a Motion table this item. The Motion was seconded by Mr. Tupko. There was no discussion. The Motion passed unanimously.

F. Vendor checks: After inspection by the Board, checks were signed by Mr. Tupko and Mr. Winsley.

G. Entrances pads for Units 42-50: Mr. Tupko said that the lowest bid to replace the pads is \$1,350.00. Mr. Tupko made a Motion to approve this expenditure. The Motion was seconded by Ms. Gregory. The Motion passed unanimously.

H. Late fees on common charges: Mr. Tupko made a Motion to restate the Association's Policy that imposes a \$25 late fee per month for common charge payments that are late. The Motion was seconded by Ms. Webster. There was discussion about the existing Rule and that it has not been adequately enforced. The Motion passed unanimously.

## **6. President's Report.** Mr. Tupko reported that he addressed the following:

Gutter clog, unit 13

Gutter clog, unit 167

Broken attic stairs, units 29-32

Open junction box, units 102-104

Drop light in attic light socket, units 155-157

Attic light hanging by wires, units 139-142

Drop light in attic light socket, units 139-142

Attic light hanging by wires, unit 147-149

non fire- rated door, Unit 135

Pool noodle on fireplace in attic, unit 50

Belt sand Clubhouse deck rails and seal

No parking fire lane signs reinstalled, bldg 6-7

Stop sign replaced speed limit sign installed

Remove ham radio antenna in wetlands, Unit 135

Remove ham radio antenna on building, Unit 135  
Sunken concrete, building 5  
Dish network abandoned dish / cable  
Water damage, units 134/133  
Water damage, units 12/11  
2.5 lb propane tank disposal, unit 123  
two propane tanks against building, unit 121  
brown Christmas tree, unit 116  
Shoe collection in hallway, units 179-181  
Five and one-half hours with Fire Marshal during inspection  
Water infiltration drain issue, unit 103  
Second floor air conditioners no brackets, units 168, 186  
Meeting with Fire Marshal about fire Report for Building 10  
Meeting with Fire Marshal and Mayor about billing for inspections  
Bin by laundry for 2.5lb propane bottles  
Trucks and cars on grass parking and moving  
about 500 cigarette butts on lawn, units 41-45  
Gas tank in water closet  
Baby crib in water closet  
Folding doors in water closet  
Air conditioner on ground, unit 167  
Severe depressions in parking lot marked with fluorescent paint  
Replace old finger joint boards under slider, unit 167  
Fire control billing and services  
Inspect fire building restoration progress  
5 bags of dog poop, Buildings 2 and 3  
Truck hitch creating hole in lawn, unit 187  
Used motor oil thrown in dumpster  
Volkswagon without motor and front end, unit 1  
Repair rails stairs in Buildings 2 and 3  
Charcoal grill, unit 136  
Contact Town to get driveway potholes repaired  
Building 1 dumpster area  
Roof building 4 fireplace  
No mulch ? Re-seeding?  
Dismantle dresser dumpster, bldg 16

## **7. Unit Owners Comments:**

Mark Hanok asked for permission to reinstall his ham radio antenna. Mr. Tupko agreed to work with him to try to find an equitable solution.

John Quigg made a comment about the enforcement of the Rule about signage on commercial vehicles. Mr. Tupko said that Board will explain the Rule on the Website to try and remedy the issue.

Maria Carpenzano had questions regarding mold liability for her Units. Those questions were addressed by the Board.

#### **8. Executive session**

**9. Adjournment.** At approximately 9:10 p.m., Mr. Winsley made a Motion to adjourn. The Motion was seconded by Mr. Tupko. The Motion passed unanimously.