

Aspetuck Condominium Association  
MINUTES  
Board Meeting, May 20, 2014, 7:00 p.m.

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

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

**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 the Notice of the Meeting was posted to the Aspetuck Village website and on the Clubhouse Board on May 13, 2014.

**3. Approval Of Minutes**

Jim Tupko made a Motion to approve the Minutes of the April 30, 2014 Meeting. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.

Mr. Tupko moved to suspend the Rules to add the ratification of Board Member terms to the Agenda. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.

Mr. Tupko made a Motion to ratify the terms of the present Board Members as outlined in the January 28 meeting:

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 Mr. Winsley. There was no discussion. The Motion passed unanimously.

**4. Budget**

The Budget was presented by the Treasurer and, after a question from a Unit Owner, she highlighted the changes from the FY 2013 Budget. The Treasurer said that the proposed 5% increase in common charges was to start on June 1<sup>st</sup>, 2014.

Mr. Tupko made a Motion to approve the Budget as presented. The Motion was seconded by Mr. Winsley. The Unit Owners who were present and the Board Members voted unanimously to approve the Budget.

## **5. Old Business**

- A.** Building Drains. There was discussion regarding the possibility of taking out a bank loan to pay for the replacement of the gutters, leaders, and drains surrounding the buildings in FY 2014.
- B.** Retaining Wall, Building 10. Mr. Tupko said that he received a bid of \$10,000.00 to replace the wall with 6"x6" Pressure-treated railroad ties. Mr. Winsley made a Motion to accept the bid. The Motion was seconded by Ms. Gregory. There was no discussion. The Motion passed unanimously.

## **6. President's Report**

- A.** Install NO PARKING sign bldg 16
- B.** Attach loose siding Unit 171
- C.** Dispose of 3 televisions from dumpster area
- D.** Remove 2nd gas grill from grass unit 189
- E.** Contact ARON'S of Danbury solicitation Doorknob Flyers
- F.** Roof leak chimney unit 38
- G.** Mark circuit breakers fire alarm systems
- H.** Fire Marshal bill resolution
- I.** Remove 5 gal kerosene container building 15
- J.** Remove Dish Network equipment building 14
- K.** Repair folding attic stairs building 3

## **7. Comments from Unit Owners**

The owner of Unit 103 made a comment regarding a complaint that she filed with the Connecticut Department of Consumer Protection regarding the availability of the Association's for review by Unit Owners. She also said that Association funds may have been used to pay for personal expenses. Mr. Tupko said that the Board's attorney is reviewing the complaint.

Mr. Tupko said that the Fire Marshal's inspection fees will be passed along to unit owners. He explained that, by Ordinance, the fees are \$25.00 per Unit for those who were present and \$12.50 for those who were not present.

## **8. ADJOURNMENT**

At approximately 7:55 p.m., Mr. Winsley made a Motion to adjourn. Mr. Tupko seconded the Motion and it passed unanimously.

Dated: June 12, 2014