

Aspetuck Condominium Association Inc.

MINUTES

Board Meeting, June 19, 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

\*Ms. Gardner is no longer a Unit Owner and thus may not remain on the Board

\*\*Ms. Kreigl resigned

**Others Present:** Robert Musumeci, Scalzo Property Management

**1. Call to Order**

Mr. Tupko called the Meeting to order at approximately 7:00 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 June 9, 2014.

**3. Approval Of Minutes**

Mr. Tupko made a Motion to approve the Minutes of the May 20, 2014 Meeting. The Motion was seconded by Janet Webster. There was no discussion. The Motion passed unanimously.

**4. Old Business**

- A. **Replacement Windows Specifications:** Mr. Tupko made a presentation regarding a proposed Window and Door Replacement Policy. There was discussion regarding the amount of the deposit, who should make the deposit and other provisions of the Policy. Mr. Tupko made a motion to approve the Policy as presented with two changes: a) reducing the amount of the deposit from \$10,000.00 to \$5,000.00; and b) requiring the contractor to make the deposit rather than the Unit Owner. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.
- B. **HAM Radio Antenna:** The New Milford Wetlands Enforcement Officer sent a letter allowing the antenna to be re-installed. Mr. Tupko made a Motion to allow the owner to re-install the antenna. The Motion was seconded by Janet Webster. There was no discussion. The Motion passed unanimously.

## 5. New Business

- A. **Handicapped Parking:** Mr. Tupko received a request from an owner regarding the number of handicapped spots in the Association. Mr. Musumeci will research if handicapped spots can be removed. The matter will then be reviewed at a later meeting.
- B. **Maintenance Standards:** The proposed Maintenance Standards were reviewed by the Board Members and Mr. Musumeci. Mr. Tupko made a Motion to approve the proposed Maintenance Standards and to mail them to the Unit Owners for comment and feedback. The Motion was seconded by Jane Gregory. There was no discussion. The Motion passed unanimously
- C. **Vendor Checks:** Checks payable to vendors were reviewed.
- D. **Open Board Position:** The Board has not received any notice that any Unit Owner wishes to join the Board.

## 6. President's Report

Units 183 / 185 replaced outside patio lights

Unit 183 gutter clog /overflowing water

Unit 83 water in garage

Remove satellite dish unit 49

Wet rug in bedroom unit 37

Rotted corner of building #3 repaired

Building #10 railroad ties replaced with stone wall

Unit #37 gutter clog / overflowing water

Trellis unit 69 removed

Laundry room dryer vent cleaned

Building #10 keys made

Trim winter damage juniper, Wellsville Avenue entrance

Repair split rail fence, Wells Road

Trim plantings, Wells Road Aspetuck sign

Unit #27 charcoal grill

Water heater leak unit 160 (alarm)

Foundation crack building #5

Repair gate on dumpster enclosure, building #16

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

No Unit Owners were present.

## **8. Adjournment**

At approximately 8:37 p.m., Mr. Winsley made a Motion to adjourn. Mr. Tupko seconded the Motion. The Motion passed unanimously.

Dated: July 21, 2014