

Aspetuck Condominium Association

MINUTES

Board Meeting, September 23, 2014, 7:00 p.m.

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

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

1. Call to Order

President Jim Tupko called the Meeting to order at approximately 7:15 p.m.

2. Proof of Notice of Meeting

Jim Tupko presented proof that the Notice of the Meeting was posted to the Aspetuck Village website and on the Clubhouse board on September 13, 2014.

3. Approval Of Minutes

Janet Webster made a Motion to approve the Minutes for the June 19, 2014 Meeting. The Motion was seconded by Wayne Winsley. There was no discussion. The Motion passed unanimously.

4. Old Business

- A. Maintenance Standards: Janet Webster addressed the note submitted by a Unit owner regarding item #1 – Licensed and Insured Contractors. Jim Tupko explained that this was part of the standard to protect the Community from electrical, plumbing, and structural work performed that would not meet the Building Code and could potentially cause damage to not only the unit but adjoining units and common areas. He explained that these were reviewed by the Association counsel Gregory W. McCracken. Beth Nelson made a Motion to approve the Maintenance Standards. The Motion was seconded by Wayne Winsley. There was no discussion. The Motion passed unanimously.

6. New Business

- A. Landco Contract: The proposed contract will run until FY2017. The last contract expired in FY2013 and was for 3 years. Contract will be a continuation of existing services without change. Jim Tupko made a Motion to approve the contract. The Motion was seconded by Wayne Winsley. There was no discussion. The Motion passed unanimously.
- B. Aspetuck Maintenance Issues:

- a. Exterior stairs between Building 3 and 4 are sinking and the exterior stairs between Building 2 and 3 have loose railings. There is also a walkway between Building 1 and 2 that does not have a railing. We are waiting for quotes on the work.
- b. Building 5 roof was repaired and there was a boot for one of the plumbing pipes that was ripped. Four other boots on the same building also were ripped and all were replaced. Jim Tupko made a Motion to take a look at all roofs for loose plywood boards and ripped boots before the winter. Beth Nelson brought up that there was a recall on roofing materials. Jim Tupko will research who did the roofing and if the roofing materials are affected by the recall. Janet Webster repeated the Motion. The Motion was seconded by Wayne Winsley. There was no discussion. The Motion passed unanimously.

C. Retaining wall, Building 9: Members reviewed a letter sent by Wayne Thorpe and Darryl Williams regarding the retaining wall and expressed their concern that they might be bitten by groundhogs that are in the wall. Jim Tupko said that three groundhogs have been removed. Additional research was done to determine if anything would need to be done to the retaining wall to prevent this situation in the future. Mole pegs will be used to deter the groundhogs before anything is done to the retaining wall.

D. Additional Speed bump Wellsville Ave: Jim Tupko researched what type of speed bump can be installed and that would not affect snow plowing. He will research this.

5. President's Report

Fallen tree removal, Wells Road.

Building 1, loose roofing deck board.

Remove abandoned car, North end.

Small fire, building 16.

Clean broken mirror dumpster, area Building 18

Clean dumpster, Building 1; remove televisions, doors and tv stands.

Trap groundhogs, Building 9 retaining wall

New dumpster doors, Building 13

Remove wet floor mats on fence, Building 18

Water leak, unit 101

Unit 50, remove wasps in attic

Remove charcoal grill, unit 27

Fill sinkholes by laundry room

Clean cigarettes, building 16

Patch sidewalk, building 10

Unit 83, wall crack in garage

Spray for wasps, Building 5

Patch insect entrance hole, Building 5

Wasp nest, Building 18

Gutter clog, unit 87

Attic light cord, Building 2

Remove rug on deck, Unit 139
Replace dumpster gate latch, Building 1
Remove three air conditioners in dumpster areas
Remove two unregistered vehicles
Clean and paint propane tank, laundry room
Patch asphalt parking lot, Building 10
Interior repair, Unit 105
Remove 141 small propane tanks and bring to Town Hazardous Waste Day
Change center door master key, Building 10
Move gas grills, Units 85 and 87
Extend drain pipes and fill hole, Building 14
Reattach outside light, Building 7
Clean hallway, Building 16
Clean retaining wall, Building 5
Change master key, center door, Building 10
Remove charcoal grill, Unit 136
Gas grill tank, Unit 175
Remove 10ft Aluminum Boat
Change Building 10 lockset to match Knox Box key
Unit 116, couches, chair, clothes washer outside
Replace burned out lights, laundry room
Unit 103-104, CL&P meter check
Unregistered truck, Building 18
Replace roof vent boots, Building 1
Repair door jamb entry door, 105 – 108
Bees in garage, Unit 81

6. Comments from Unit Owners

No unit owners present.

7. ADJOURNMENT

At approximately 7:55 p.m., Wayne Winsley made a Motion to adjourn. The Motion passed unanimously.

Dated: October 2, 2014

Respectfully Submitted,

Adam Gregory
Secretary