

# Aspetuck Condominium Association

## MINUTES

Board Meeting, October 21, 2014, 7:00 p.m.

**Board Members Present:** Jim Tupko, President; Jane Gregory, Treasurer; Adam Gregory, Secretary; Beth Nelson; representative from Scalzo Property Management

**Absent Board Members:** Amy Farquharson; Janet Webster

### 1. Call to Order

Mr. Tupko called the Meeting to order at approximately 7:15 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 October 13, 2014.

### 3. Approval Of Minutes

Ms. Gregory made a Motion to approve the Minutes for the September 23, 2014 Meeting. The Motion was seconded by Ms. Nelson. There was no discussion. The Motion passed unanimously.

### 4. Old Business

New speed bump at the bottom of the Wellsville Avenue entrance: Ms. Gregory made a Motion to approve the installation at a cost of \$850.00. The Motion was seconded by Ms. Nelson. There was no discussion. The Motion passed unanimously.

### 6. New Business

A. Roof Inspections: All roofs have been inspected and boots have been replaced, where necessary, to stop water leaks. There was discussion about the roof on Building 1. It was replaced in 1998 and may need new deck boards. On Building 15, there is water damage where the rake edges meet. The remaining roofs are in good shape. The cost estimate to fix the two roofs is \$25,000. Mr. Tupko agreed to do further research.

B. Other Maintenance Issues: Shock Electric has given a price of \$140 each to inspect the meter boxes. If the circuit breaker needs to be replaced, it will be done at the unit owner's cost. During the inspection, the unit will lose power. Jim Tupko will contact Shock Electric to confirm the cost of the meter box inspections.

C. New Budget: Discussion regarding painting and vinyl siding of the buildings. The cost differences will be researched for the Annual Meeting. There is likely to be an increase in the Association's insurance premium. With the assistance of Scalzo Property Management, Ms. Gregory will do further research.

D. Unit Owner Pellet Stove: A Unit Owner requested permission to install a pellet stove in his one bedroom Unit. The installation would require that a hole be made in the side of the building for exhaust. Ms. Nelson made a Motion to disapprove the request. The Motion was seconded by

Ms. Gregory. There was no discussion. The Motion to disapprove the request passed unanimously.

## **5. President's Report**

Broken fence, Wells Rd.  
Rust and siding damage caused by AC, sand and paint, Unit 62  
Replace dumpster, rotted floor  
Repair hall banister, Building 16  
Car blocking garage, Unit 81  
Master key for UPS package delivery  
Replace vent boots, all roofs  
Repair bowed roof, Building 1, Unit 6  
Remove Sunflowers, Buildings 2 and 3  
Repair dumpster gate, Building 13  
Replace missing soffit vent, Building 2  
20lb propane tank on deck, Unit 72  
Hanging AC cover, Unit 86  
Repaint dumpster wall to hide graffiti  
Inspect interior roof, Building 15  
Install exterior screen doors, Units 101 and 103  
Paint mailbox posts  
Repair missing strike plate main door, Units 21-24  
Repair stairs, Buildings 3 and 4  
Replace hand rail, stairs, Building 3 and 4  
Repair hand rail, Building 2 and 3  
Install hand rail, Building 1 and 2  
New Windows, Unit 143

## **6. Comments from Unit Owners**

No unit owners present.

## **7. ADJOURNMENT**

At approximately 7:45 p.m., Ms. Nelson made a Motion to adjourn. The Motion passed unanimously.

Dated: November 2, 2014

Respectfully Submitted,

Adam Gregory

Secretary