

Aspetuck Condominium Association

MINUTES

Board Meeting, November 18, 2014, 7:00 p.m.

Board Members Present: Jim Tupko, President; Wayne Winsley, Vice 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 November 9, 2014.

3. Approval Of Minutes

Ms. Nelson made a Motion to approve the Minutes for the October 21, 2014 Meeting. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.

Mr. Tupko made a Motion to suspend the rules to change the order of the items on the Agenda so the first item would be Owner Comments so that the owner of Unit 103 could make her comments at the start of the meeting. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.

4. Comments from Unit Owners

The owner of Unit 103 asked why she was responsible for the charges by the Association's counsel when it was the Association that had engaged counsel and not her nor the previous owner. She indicated she had letters showing this and would pass this information along to Scalzo Property Management. The Board will review the information.

5. Old Business

New Budget Discussion: The Budget for FY 2015 was reviewed including the worst case costs for FY2015. Mr. Winsley made a Motion to increase the common charges by 5%. The Motion was seconded by Ms. Nelson. Ms. Gregory said that she would vote against the Motion because she would prefer a 6% increase. The Motion passed 4-1; in favor: Mr. Gregory, Ms. Nelson, Mr. Winsley and Mr. Tupko. Against: Ms. Gregory. Scalzo will distribute the Budget before the Annual Meeting on December 11th, 2014.

Maintenance Items: The maintenance issues for the Association such as roofs and painting will be addressed in the FY 2015 budget. Money from Charter communications

will be applied directly to these projects.

6. New Business

A. Chimney Inspections: Due to the time of year, there are no vendors available to perform the inspections; they will be scheduled for 2015.

B. Meter Box Inspections: Jim Tupko confirmed the Shock Electric 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. Mr. Winsley made a motion to approve the costs of the inspections. The Motion was seconded by Ms. Gregory. There was no discussion. The Motion passed unanimously.

5. President's Report

ADJUST DOOR CLOSER UNITS 163-166

ATTACH SLIDER SCREEN UNIT 98, 17, 105

REMOVE SUNFLOWERS UNIT 88

FIRE ALARM ISSUE BUILDING 7

CHARTER CABLE RUNS BUILDING 12

DEFECTIVE HALL LIGHT 151-155

BUILDING 10 DEFECTIVE INTERIOR LIGHTS

CLEAN TREE SCULPTURE BUILDING 12

PAINT STAIR BOTTOM BUILDINGS 3&4, 2&3

WINDOW TRIM UNIT 130

SLIDER DOOR TRIM UNIT 88

CHANGE DUMPSTER DOORS BUILDING 12 AND 13

WATER LEAK UNITS 80-79

TOUCH UP PAINT CLUBHOUSE INTERIOR

DOG ISSUE UNIT 46

SMOKE DETECTOR UNIT 175

REPAIR UNUSABLE CLUBHOUSE FOLDING TABLE

AIR CONDITIONER ON GROUND UNIT 49

DOOR ISSUES FIRE MARSHAL UNITS 163, 35
STAIR REPAIR BUILDINGS 3&4
NEW STAIR/WALK RAILINGS BUILDING 3-4, 2-3, 1-2
NEW SPEEDBUMP WELLSVILLE AVE ENTRANCE
2 NEW SPEED LIMIT SIGNS NORTH END
NEW DUMPSTER TO REPLACE RUSTED UNIT
HAMMER DOWN NAILS ON RAILS
UNCLOG DRAINS BUILDING 1, UNIT 1
REMOVE AIR CONDITIONER IN HALL UNITS 9-12
TRASH OUTSIDE UNIT 105
FIX LOCK CLUBHOUSE ELECTRICAL ENCLOSURE
GARAGE DOOR GASKET UNIT 1
MISSING UNIT NUMBER HALL DOOR UNIT 105
TRASH ON RIVERBANK WETLANDS
REPAIR FIRE ALARM HORN UNIT 80

7. ADJOURNMENT

At approximately 8:15 p.m., Ms. Nelson made a Motion to adjourn. Mr. Tupko seconded the Motion. The Motion passed unanimously.

Dated: December 2, 2014
Respectfully Submitted,
Adam Gregory
Secretary