

Aspetuck Condominium Association

MINUTES

Board Meeting, January 20, 2015, 7:00 p.m.

Board Members Present: Jim Tupko, President; Wayne Winsley, Vice President; Janet Webster; Bob Musumeci, Scalzo Property Management. Jane Gregory participated by speakerphone.

Absent Board Members: Adam Gregory.

Call to Order

Mr. Tupko called the Meeting to order at 7:00 p.m.

Proof of Notice of Meeting

Mr. Tupko presented proof that the Meeting was posted at the Clubhouse board, the Aspetuck Village Web Page and the laundry room board.

Approval of the November Minutes

Mr. Tupko made a Motion to approve the November Minutes, Ms Webster seconded the Motion, there was no discussion and the Motion passed unanimously.

Comments from Unit Owners

1) Mike Hoyt - He commented on his dislike of vinyl. He asked if the Board would consider reinstating the rebate they in had in place for windows and doors when we had the old window and door contract with Pella in 2008. Mr. Tupko said he would put it on the Agenda for discussion for the next Meeting.

2) Marc Addreotto Unit # 31 - He requested a refund for the "no show" fine he received from the Fire Marshal's office for the September 2014 inspection. He claimed that he never received notification. He requested that the board refund the \$12.50 that he had to pay. He spoke about his support for any requirements that the Board asked of him.

Mr. Tupko made a Motion to refund \$12.50 to Mr. Andreotto, Mr. Winsley seconded the Motion, there was no discussion and the Motion passed unanimously.

Old Business

1) Diane Cassaboon, the owner of Unit #103, requested that the Board review her arrears for legal fees that were incurred when she contacted the Board's Attorney about legal matters pertaining to the fire at building #10. She presented documentation that the Board has reviewed to refute that claim. Mr. Tupko made a Motion to write off the debt. Mr. Winslow second the Motion, there was no discussion and the Motion passed unanimously.

New Business

1) Siding. Mr. Tupko said that the first of three quotes has been completed. He said that the cost of siding is between \$550,000 and \$750,000 and that that does not include approximately another \$10,000 for air-conditioner brackets. Ms. Webster said that she wants to look into cement-board siding. Mr. Tupko said that most owners he has spoken to like the idea of vinyl siding but dislike the costs. He said that painting of the buildings would cost about \$15,000 per building including the decks. He said that there have been concerns about the quality of previous work done. For example, Benjamin Moore paint was specified but that an off-brand paint was used instead. Mr. Tupko suggested that the Board should consider costs before making a decision. The Board is waiting for 2 more quotes from other vendors on the vinyl siding proposal.

2) Insurance. Mr. Tupko said that Bouvier Insurance Company quoted \$58,000 for the cost of the insurance renewal as compared to the estimate of \$85,000. Quotes had been sought from two other insurance carriers but they declined to consider us. Mr. Tupko said that this will save us a considerable amount of money and that the budget difference should be used for paint and maintenance.

Mr. Tupko made a Motion to accept the \$58,000 bid of Bouvier Insurance Agency. Ms. Webster seconded the Motion, there was no discussion and it passed unanimously.

3) Unapproved Door and Window Replacement, Unit 183. Mr. Tupko reported that the owner of Unit # 183 has installed windows without Board approval and that the materials and workmanship are unacceptable. He said that the owner failed to comply with the Rules and, for example, the contractor's license, insurance and window specifications were never given to or approved by the Board. Mr. Tupko said that he has contacted the Association's Attorney about what legal action can be taken.

Mr. Tupko said that he has had a discussion with the Association's Attorney about the Town's policy regarding the issuance of Building Permits. He said that he is seeking to have the Building's Department get Board approval before a permit is issued.

Mr. Tupko made a Motion to impose a per diem fine on Unit #183 in the sum of \$25.00 per day commencing on 12/20/2014. Mr. Winsley seconded the Motion, there was no discussion and it was unanimously approved.

President's Report

Unit #96 is bank-owned after foreclosure. It had no heat. A pipe broke and water entered Unit 95, the Unit next door. The water had not been turned off despite a notice that it had been winterized. The President contacted the appropriate people and the water was turned off and the heat was turned on.

The owner of Unit# 174 contacted an emergency conservation company and it discovered that the bathroom vent pipe in the attic was broken and had caused a mold issue within a portion of the attic.

Unit #1 had water in the garage due to ice damming on the ground. The water ran infront of the garage rather than draining into the ground. Ms. Webster asked about sewer back up Insurance. It was determined that it is not available if you are a renter.

Adjournment

Mr. Tupko made a Motion to Adjourn at 7:42 p.m. The Motion was seconded by Ms. Webster, there was no discussion and it passed unanimously.