

Aspetuck Condominium Association, Inc.
Board of Directors Meeting
April 21, 2015

The meeting was called to order at 7:06 pm by Jim Tupko, President.

Present: Janet Webster, Wayne Winsley, and John Caceci, Scalzo representative.

Absent: Beth Nelson, Adam Gregory, Jane Gregory.

Proof of Notice of Meeting

Mr. Tupko said the Notice of the Meeting was posted online, sent in an e-mail, posted outside on the Clubhouse door and in the laundry area.

Approval of Minutes – January 20, 2015

Mr. Tupko moved to waive the reading of the January 20, 2015 Minutes, seconded by Mr. Winsley and passed unanimously.

Old Business

A. Window/Door Installations

Kim McMillan, unit 183, said Chris DeCaro who did the first installation was supposed to be at this Meeting but is involved in another meeting in Town so he could not make it. She said he is scheduled to do the measurements and will submit a Building Permit and the insurance policy. Mr. Tupko asked for a copy of his License, a copy of the Building Permit and a copy of his Insurance Certificate with Aspetuck named as an insured. Ms. McMillan said the timeline for all this is within the next week but it will take about 2 ½ to 3 weeks to get the windows in but they can be installed in one day. Mr. Tupko said Ms. McMillan would still be responsible for the \$636 fine for attorney costs but said that he thought the Board could waive the \$25 daily fine after the work was fully completed.

B. Meterbox Inspections

Mr. Tupko said that the inspections were done and no circuit breakers were replaced. He said many loose connections were found and everything was tightened up and inspected for moisture and erosion. The insurance company was notified.

New Business

A. Building Painting Quotes

Mr. Tupko said that he received three quotes, one from Cezary Painting for \$11,500 just for painting¹; Libriano Painting that used to do the work at Willow Springs for \$22,500 for all three buildings including decks; and CertaPro Painters for \$23,867.91 including tax. Building 16 will need a lot of work including taking the siding off one side that must be replaced. Some of the outside lights will need to be replaced and Mr. Tupko is still in the process of getting quotes for the woodwork, railings and decks. The thought is to go with composite for railings and the contractor suggested taking the deck railings off.

The quote is for two coats of Sherwin Williams paint, one tinted primer and one top coat. The decks will get one coat. This painting and woodworking will be done this summer.

Michael Hoyt said the buildings are periodically pressure-washed and wondered what affect that would have on the composite railing. Mr. Tupko said it would not affect them.

Mr. Hoyt asked if there would be a rebate for window and door replacement and Mr. Tupko noted he was referring to the \$25 per window and \$75 per door but said that probably would not happen again. Instead, the Board is giving the owners an option to find inexpensive windows.

Mr. Hoyt asked what the procedure is for replacing windows and doors and Mr. Tupko said the procedure is on the Web Page.

As to the painting bids, Mr Winsley asked if there was anything quantitatively different between the bids and Mr. Tupko said he liked the larger company because even though they are nationwide, they would be dealing with the local franchisee. He said with CertaPro they got a detailed quote and in past years there were issues with contractors.

Mr. Tupko moved to award the painting bid to CertaPro, seconded by Mr. Winsley and passed unanimously.

B. Building Roofing Requests

Mr. Tupko said building 1 was done in 1998 so that will be done but nobody knows what the roof will look like once they start to take the roof off. There are 6 townhouses in building 1. The deck boards also need to be replaced at a cost of about \$10,000 versus putting 3/8" on the current deck boards at a cost of about \$6,500. Mr. Tupko said Lowe's was interested in bidding on the project.

C. 2015 Maintenance Issues

Mr. Tupko said he had received quotes for some of the minor issues that need to be done around the property. Some of those issues include fixing the dumpster depression where trucks empty the dumpster, railings along some of the sidewalks, fixing the mail box pad by the cul de sac that has a huge hole in it and regrading near building 1 where water runs down from Wellsville over the retaining wall and into a garage. Most of these issues cost around \$400 - \$600. Crack sealing of 16,000 linear feet will cost about \$11,000. Unit 118 has water issues where water runs from a retaining wall into his garage; this will be remedied when the asphalt plants open this year.

Mr. Amaral noted that building 170 has curbing that needs to be replaced near the sidewalk. Rhonda Goodbou said she almost twisted an ankle in front of that walkway. Mr. Tupko said he would ask the landscaper to make the repair.

Mr. Tupko said he got a quote from Scotts of \$3,500 to do minimal trimming and a quote from Northeast Landscape to do the trimming of the whole property for \$7,300. Ms. Webster said it seemed like a high price and Mr. Tupko said the sumac is about to take over all the cars.

Mr. Winsley moved to hire Northeast to do the trimming at a cost of \$7,300, seconded by Ms. Webster and passed unanimously.

Mr. Tupko said that there is a new tick disease but the State has a new Rule that pesticides can't be used near any wetlands. Ms. McMillan said there is a new company called Green Home Solutions, David Robles, that uses all-organic spray. The Board will be getting quotes for spraying for these pests.

D. 2015 Chimney Inspections

Mr. Tupko said the 15 chimnies were not inspected last year and will need to be inspected before the next heating season.

President's Report

Mr. Tupko reported that Patricia Elliot from Unit 21 was complaining that her car had been towed. He said he tagged it twice when there was snow on it and then towed it. She said she is withholding her common charges to recoup for the car towing. Mr. Tupko said that the car posed a slip and fall hazard to other residents.

Owners Comments

Kevin Perratti and Nadine Santoro, owners of Unit 31, said they just came by the Meeting to see what it was all about.

Ms. McMillan asked if they were over the snow plow budget and Mr. Tupko said the snowplowing company said it had to charge extra for sand and salt because people from outside the Complex were stealing it in the past. But, in exchange, the snowplow company brought the bucketloader in for free which helped keep the cost down.

The Meeting was adjourned at 8:09 pm.