

Aspetuck Condominium Association, Inc.
Board of Directors Meeting
May 19, 2015

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

Present: Jim Tupko, Janet Webster, Wayne Winsley, Beth Nelson and Bob Musumeci, Scalzo representative. Jane Gregory joined the Meeting at 7:45 pm.

Also present: Lisa Rendak, Unit 71, John Quigg, Unit 190.

Proof of Notice of Meeting

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

Approval of Minutes – April 21, 2015

Mr. Winsley moved to approve the April 21, 2015 minutes, seconded by Ms. Webster and passed unanimously.

Old Business

A. Building Painting 2015

Mr. Tupko said that the painter for the three buildings has been chosen and now the woodworking quote needs to be determined. He said that the railings are rotted and are splinter hazards. The thought of using Trek was discussed but it was too expensive so pressure treated wood will be used. Titan, a company affiliated with CertaPro, gave a quote of \$3,900 per building and \$805 per deck. This quote contained the most detail.

Mrs. Nelson said that the other quote was less and asked why the Board wouldn't go back to it for more detail. Mr. Tupko said that the quote difference is \$8,550 versus \$11,902. He said that Titan spent about two hours climbing up on ladders, checking things out and he felt like the other Company just drove by to prepare the quote.

Mr. Winsley asked for an apples-to-apples comparison and Mr. Tupko said he felt that Titan's price was down to the wire. Mr. Winsley asked if this company had ever been used before and Mr. Tupko said they were affiliated with CertaPro.

Mrs. Nelson said that if the cost per building was \$2,000 more, over the course of 11 buildings that sum would add up. Mr. Tupko said that the \$2,000 is for all three buildings, not each. He also said that he reached out to the other company three weeks ago to get more detailed information and hasn't heard anything. Ms. Webster said that this quote was for these three

buildings and another quote would be requested for the other buildings in the future. Mr. Winsley asked if Mr. Tupko was comfortable with the company and Mr. Tupko said that he was.

Ms. Rendak asked when other buildings would be painted and Mr. Tupko said that the Board has only budgeted for these three for this year. The other buildings have been painted at different times in the past.

Mr. Winsley moved to award the woodwork bid to Titan for these three buildings, Ms. Webster seconded and the motion passed unanimously.

John Quigg, owner of unit 190, said that he still has an issue with his deck. Mr. Tupko said he would have to remove the satellite dish from the rail so that it could be replaced. Mr. Quigg also said a unit owner near him is parking his vehicle in a space that is not meant for him and that his vehicle is leaking oil. Mr. Tupko said he spoke to the person involved and told him to put wood under his truck or get the truck out. Mr. Quigg asked if pitbulls were still no longer allowed in Aspetuck. Mr. Winsley said he thought a previous board had an amendment against pitbulls but there were some grandfathered in. Mr. Winsley said the leash laws need to be enforced.

B. 2015 Maintenance Issues

Mr. Tupko said that he has been receiving complaints about the appearance of the lawns. He said that the problem appears to result from the fact that years ago this property was farmland and that the topsoil was valuable and therefore sold off. Now the soil is deteriorating and crab grass is growing. He said that he got an estimate just for the area of building 13 and that it was \$9,750.00. Ms. Webster said that she was aware of a situation where the property owner found grubs under the grass which did not allow the grass to grow and once they removed the grubs the grass grew back.

Mr. Tupko said that there is no irrigation system and YardApes said that it would charge \$35,000 to water the grass. Mrs. Nelson suggested that the Board reach out to the current landscaper. Mr. Tupko said he would also reach out to Heritage Lawns and Scott's Lawns. Mr. Tupko said that there was a company putting down pesticides and he did not know what they were putting down. There were many children running around with bare feet. Mrs. Webster said they are supposed to post a notice.

Mr. Quigg said that the water spigot in the closet in the middle of his building has a water leak inside somewhere.

Mr. Tupko said that he received quotes from Josh Coolbeth to repave the three dumpster areas that have the deep depressions. He will have to cut the asphalt, reset the stone and reseal the asphalt. The quote that he received was \$2,750.

Ms. Webster moved to approve the dumpster repair project, Mr. Winsley seconded and the passed unanimously.

Mr. Tupko said that there is an issue with unit 174. The owner called an energy company to do a savings analysis and when it went into the attic it found black mold. Apparently, the vent from the bathroom ceiling fan had been venting into the attic. The vent has been replaced and Tyvek has been installed. Mr. Tupko said that an MMR spray will need to be applied that will kill the mold and that he would like to call ServPro to come do the remediation.

Ms. Webster moved to have ServPro do the attic mold remediation project, seconded by Mr. Tupko and passed unanimously.

Chimney Inspections 2015

Mr. Tupko said that in the past the Board paid for an annual chimney inspection for all 16 chimneys. The cost is \$30 for the inspection and \$60 if a cleaning is needed.

(Jane Gregory arrived at 7:45 pm.)

Mrs. Nelson felt this was the responsibility of the unit owner. Ms. Webster agreed that the owner should inspect and clean their own chimney.

Ms. Webster moved that before Winter, 2015, the Owners of all units with fireplaces must have their chimneys inspected and cleaned, if cleaning is found to be necessary, and that this inspection and cleaning must be done at the Unit Owner's expense. Additionally, this work must be done by a licensed chimney cleaner. Seconded by Mr. Winsley and passed unanimously.

New Business

A. Tick Control 2015

Mr. Tupko said that there is a new tick disease that seems to be untreatable. Mr. Tupko contacted Amtech but it did not want to treat the impacted areas. A company representative told him to contact the State. Mr. Tupko has quotes from Grass Roots Turf & Landscape Services that quoted \$778 per application and would treat four times per year. He also received a quote from Deer Tick Guard of \$965 per application. He felt the quote from Deer Tick Guard was more comprehensive.

Ms. Webster asked if there was an organic version available and Mr. Tupko said the State representative told him that the organic was not as effective. Ms. Webster asked how often this would be done and Mr. Tupko said May, late July and October for this year.

Mr. Winsley moved to hire Deer Tick Guard, Mrs. Nelson seconded and passed unanimously.

B. Home Depot Account

Mr. Tupko said 20 outside lights need to be replaced that can be purchased for \$12.97 each at Home Depot. He asked if the Board wanted to open a Home Depot account with a \$500 limit.

Mr. Winsley moved to open a Home Depot account with a \$500 spending limit, seconded by Ms. Gregory and passed unanimously.

C. Fire Marshal Inspection

Mr. Tupko said that a resident was concerned about what was in a garage and called the Fire Marshal. Mr. Tupko said that he has seen 20 pound propane tanks and gas grills in garages. He suggested that the Fire Marshal be asked to do annual inspections when they check the smoke detectors.

Mr. Quigg said that Owners of townhouses should be subject to inspections as well. Mr. Tupko said that some Owners are contractors who own generators and that they are storing them inside. He said that he is aware of a Unit Owner who has fitness equipment in their garage

which is heated with a space heater using propane tanks. Mr. Tupko suggested a letter be sent to the Mayor and Fire Marshal.

Mrs. Nelson moved that Mr. Tupko speak to the Fire Marshal to request an annual inspection of the townhouses for flammables and propane tanks, seconded by Mr. Winsley and passed unanimously.

D. FHA Inspection

Mr. Musumeci said that the Application is in the works, will cost a flat rate of \$400 and that there will be a legal fee of approximately \$1,000.00. The current owner occupancy ratio is 55%.

President's Report

Mr. Tupko said that he will post the President's Report on the Web Page. He said that the Owners of Unit 127 were going to put in new windows but that they had not contacted the Board. He said that he told the Owners that the process to replace windows is on the website and that he explained to them the reasons that there are Rules that must be followed.

Owners Comments

Ms. Rendak said that a Unit near hers had been for rent and has now been rented but the key box remains. Mr. Tupko said that he would check this out. She also said that a Unit Owner next to her does not park in her own spot. Mr. Tupko said that the Board would ask the Owner to park in his or her own space.

The Meeting was adjourned at 8:21 pm.