

Aspetuck Condominium Association, Inc,
Board of Directors Meeting
October 20, 2015

Present: Jim Tupko, President; Janet Webster, Jane Gregory and Terri Montaroli, Scalzo Representative.

The Meeting was called to order at 7:10 p.m.

Proof of Notice of Meeting

Mr. Tupko said the Notice was e-mailed, posted on the bulletin board and available on the Webpage.

With no quorum present at this Meeting, no action will be taken.

Approval of the Minutes of the September 15, 2015, Meeting was tabled.

Old Business:

Maintenance Issues

Mr. Tupko said that eighteen dead pine trees were removed and that replacements will be considered in the Spring. He said that he talked to an owner who is a master gardener and that she will walk around and see what can be done for low maintenance and good appearing trees at a low cost. Ms. Gregory said that she would like to see flowers and that a Royal Empress might be considered as replacement.

Mr. Tupko said that Units 110 and 111 have issues with water coming up from behind the meter boxes in back of the garage. Connecticut Basements investigated; there has been water running behind the wall dividing the two garages and Unit 111 has evidence of mold. There is a crack in the foundation which has probably been there for years. He said that the Owner of 111 will pull back the sheetrock to find the leak. An electrician looked at the meter box at 110.

Repairs

Mr. Tupko said that the stairs by building #7 must be repaired next year and that quotes for the work will be solicited. Ms. Gregory said that she'd like to include the estimate in the next budget.

Vents

Mr. Tupko said that the dryer vents for the townhouses will need to be part of next year's Budget. A letter has been sent to building #9 for the repair of 46 vents. Owners will be asked to contact Vent Guard. Payment will be by the Association as owners have no access to the vents. The replacement vents will be metal. For next year's Budget, \$18,400 will be included (\$400.00 per unit) for the 46 units. One owner was reimbursed \$391.00. Ms. Gregory suggested that Vent Guard could store items on the premises to reduce cost. Mr. Tupko said that only one unit will be done at a time and it is based on when owners get in touch with Vent Guard.

FHA Certification

Two-year FHA certification has been approved.

New Business:**Lawn**

Mr. Tupko said that Scott's Landscaping is coming Thursday for a Fall application of grub treatment and that it will return in the Spring for a second application. He said that the cost of the work is \$1,500.00 for the Fall and \$1,000.00 for the Spring.

Roof

Mr. Tupko said that the contractor will start the work on the roof of Building #1 in November.

Trees

Mr. Tupko said that one maple tree will be planted by the field and that other trees will be planted in the Spring. Ms. Webster asked about the maximum height of trees. Mr. Tupko said that he will speak with the master gardener as a hickory tree had grown to ninety feet before it was removed. Ms. Gregory suggested researching bushes for planting and said that Judy is a master gardener.

Chimneys

Mr. Tupko said that letters had been sent out regarding the schedule for the inspection of chimneys.

Fines

Members discussed the levying of fines at \$25.00 per day. Ms. Webster asked if that is a policy and, if so, are the levied automatically.

Mr. Tupko said that there have been cases in which fines that have been imposed have not been paid and that in one instance the fine was reduced to the amount of the attorney's fees but that reduced amount has not been paid. Ms. Gregory said that fines should not be reduced and that consideration will need to be given on case-by-case basis. Ms. Gregory said that the Board does not have the right to reduce fines unless the Rules are changed and posted in the Town Offices.

Meeting adjourned at 7:55 p.m.