

Aspetuck Condominium Association Inc.
Board Meeting Minutes
November 18, 2015

Present: Jim Tupko, President, Beth Nelson, Janet Webster, Adam Gregory, Jane Gregory (joined at 7:09 pm).

Call to Order

Mr. Tupko called the Meeting to order at 7:05 p.m.

Proof of Notice of Meeting

Mr. Tupko said that the Meeting notice was e-mailed, posted in the community room, the laundry room and on the webpage.

Approval of Minutes: September 15, 2015 and October 20, 2015

Mr. Tupko moved to approve the Minutes of the September 15th Meeting. The Motion was seconded by Mrs. Nelson and it passed unanimously.

Mr. Tupko moved to approve the Minutes of October 20th Meeting. The Motion seconded by Mrs. Webster and it passed unanimously.

Old Business

Mr. Tupko said he received another option for the trench that is more permanent: 2 2x6x20' long boards that will cost about \$2,200.00. Mrs. Nelson felt a more permanent fix was better than band-aiding the issue.

Mr. Tupko made a Motion to approve the proposal. The Motion was seconded by Mrs. Nelson and it passed unanimously.

Ms. Gregory joined the meeting at 7:09 pm.

With regard to Unit 21, Mr. Tupko said that the fine and towing charge had been waived but the Owner has not responded to the Board's demand to pay back the fees. Ms. Nelson asked if the owner was clear on what the issue was and Mr. Tupko said that he spoke to the owner personally. He asked if the Board wanted to send one more letter. Mrs. Webster agreed that one more personal attempt should be made.

With regard to Unit 104, Mr. Tupko said that a formal vote was needed to enable Attorney David Bennett to pursue the payment from the Owner of the \$22,707.48 assessment plus attorney's fees.

Mr. Tupko moved to authorize Attorney David Bennett to pursue from the Owner of Unit 104 the \$22,707.48 assessment plus attorney's fees. The Motion was seconded by Ms. Gregory and it passed unanimously.

Mr. Gregory asked for the total cost and Mr. Tupko said it is \$22,707.48.

Mr. Tupko said that the Association had already used up the \$5,000 retainer for Attorney Bennett. Ms. Webster said the Board was over by \$1,440.00. Ms. Gregory suggested the Board had no other choice. Ms. Nelson asked why the Board had used a third attorney and Mr. Tupko said this was the second attorney as Attorney McCracken does not do litigation.

Mr. Tupko made a Motion to pay \$5,000.00 to Mr. Bennett. The Motion was seconded by Ms. Gregory and it passed unanimously.

Ms. Gregory left the meeting at 7:17 pm.

Old Business

Maintenance Issues

Mr. Tupko said that water has been running from the electrical service panel between units 110 and 111. He said that he called CT Basement and that it had to expose the wall as there was mold and the wall was removed. Mr. Tupko said that Shock Electric loosened the electrical panel and left a hole in the wall that will have to be repaired.

Mr. Tupko said that there are cracks appearing in outside walls and many foundations are moving and therefore cracking. He said that this will have to be addressed next year.

Mr. Tupko said that the Fire Marshal will be performing annual inspections on November 21st and that there is a \$25.00 charge for those units he can get into and that he might not return this year.

Roof Building 1

Mr. Tupko said that the roof on Building 1 has been completed at a cost of approximately \$12,375.00.

New Business

Mr. Tupko said that he is looking into an insurance quote. Ms. Gregory agreed that after about two years it's time to get a new quote. Mr. Tupko said he called FEMA and the increase on the two buildings flood insurance is \$1,000 each but that the third building does not need to be covered.

2016 Budget

Ms. Gregory suggested that the painting of some of the buildings should continue, maybe up to four, at a cost of \$48,000.00. Mr. Tupko said that there are holes in the siding on some of the buildings.

Ms. Gregory said that there are still dryer vents to be repaired and fencing to be fixed. She also suggested that perhaps there would be another roof repair. Ms. Gregory said that the thought process was to repair and paint buildings with the greatest curb appeal.

Mr. Tupko said there are tall trees at the end of Building 3 and that at least three of them should be cut down and that then that side should be repaired and painted.

Ms. Gregory suggested that the parking lot lines should be painted. Mr. Tupko said that in the past the line painting has been about \$3,000.00.

Mrs. Gregory suggested that \$8,000.00 should be budgeted for miscellaneous expenses. She said that the total proposed Budget would be \$106,000.00 for the 188 units and suggested that was a reasonable Budget.

Owners Comments

Theresa Pucci of Unit 137 said she is having a noise problem with her upstairs neighbor and that she has had to call the police two times because of it. She said that everyone in the group has the same scheduled except for her neighbor. She said that she has been awoken to the TV blasting at 3 a.m. and the couple having sex. She said the Noise Rules in the By-Laws require quiet after 10 p.m. and that she is just asking for the Rules to be followed.

Ms. Nelson asked if this was a new tenant and Ms. Pucci said she has been in since April. Ms. Nelson asked if anyone had spoken to the landlord and Ms. Gregory said that she is the landlord and she will talk to the tenant but said that the tenant has e-mailed her some of her issues.

Ms. Pucci said she is just asking for her neighbor to be quiet when she is supposed to be quiet. Ms. Webster said the police will not do anything between the tenant and a landlord.

Ms. Nelson asked how many cars a tenant or owner is allowed to have. Mr. Tupko said that there isn't a rule. He said that he has three cars.

Ms. Nelson asked what kind of pets are allowed by the Rules. Mr. Tupko said that the By-Laws only address dogs. Ms. Nelson asked how many dogs an owner was allowed to have and Mr. Tupko said that the By-Laws allow one and that it can be no larger than 15 inches to the shoulder.

Executive Session

The Board entered into Executive Session and made no motions.

The Meeting was adjourned at 8:05 pm.

Recorded by:

Stephanie R. Barksdale