

**Aspetuck Condominium Association  
Board of Directors Meeting  
May 17, 2016**

**MINUTES**

Present: Board Members Jim Tupko, President, Wayne Winsley, Vice-President, and Jane Gregory; Scalzo representative Terri Montaruli.

**Call to Order**

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

**Proof of Notice of Meeting**

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

**Approval of Minutes: March 15, 2016**

*Mr. Tupko made a Motion to approve the Minutes of the March 15, 2016, Meeting. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.*

**OLD BUSINESS**

**A: FIRE UNIT 104**

Mr. Tupko said that the Motion about to how to proceed with unit 104 was tabled at the last Meeting but Attorney Bennett asked him to have the Board make the motion to proceed to foreclosure. Mrs. Gregory said that foreclosure is expensive and suggested a lien on the property would be cheaper. Ms. Montaruli asked if the information that was asked for was received by the unit owner's attorney and Mr. Tupko said that he did get the information and that he had a statement from Del Cade.

*Mr. Tupko made a Motion to take whatever steps are necessary to foreclose on the unit to recover the outstanding amount for damages and legal fees to date and yet to be determined.*

Mrs. Gregory said she does not want to foreclose. Mr. Tupko said that Attorney Bennett has asked the Board to do this. Mr. Winsley suggested a lien and foreclosure. Mr. Tupko said that he thinks that there is already a lien placed on the property. Mrs. Gregory said she would rather have a phrase which allowed for every opportunity available including a lien. Mr. Winsley suggested adding the words, "including but not limited to foreclosure."

Mr. Tupko said that the Association has already spent monies on this issue. Mrs. Gregory said foreclosures are very expensive and it's up to the judge's discretion about whether legal expenses are paid. Mr. Tupko said he wanted to do what the attorney wanted and Mrs. Gregory said she wanted the Board to make the decision. Mr. Tupko said there is about \$4,700.00 left in the retainer. Ms. Montaruli thought the owner should have the opportunity to get the insurance to cover the costs but they should know that the Board is considering a lien or foreclosure. Mrs. Gregory said the Board should request a copy of all correspondence and records.

*Ms. Gregory moved to request all correspondence and records from Attorney David Bennett for unit 104 including the current legal status and past and present accounting; to be informed of whether the unit owner's attorney has been made aware of the most recent insurance adjustment claim and that the Board is considering the probability of foreclosure with all means available; that the Treasurer and representative from Scalzo Property Management are authorized to visit Mr. Bennett to discuss this issue. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.*

## **B: DRAINS BUILDING 7**

Mr. Tupko said that the drain work is all done and that the 4 Yews may survive. A second drain was added because the original drains were tied to the footing drains. The second drain should help alleviate any problems.

## **NEW BUSINESS**

### **A: DOG UNIT 92**

Mr. Tupko said that the owner of the dog and another resident were in the field and the dog got aggressive with Christine Liso. Mr. Tupko showed a picture of scratches on Ms. Liso that were made by the dog. Scalzo sent a notice of fine and hearing, animal control was informed and the dog was quarantined for 14 days. The dog owner has since moved out and the unit is on the market. Attorney McCracken's legal fees are \$570.00; Mr. Tupko asked if the dog owner should be billed for the legal costs. Ms. Gregory said yes.

*Mr. Tupko made a Motion to bill the owner of unit 92 for the \$570.00 legal fees incurred. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.*

*Mr. Tupko made a Motion to contact Dan Readyoff regarding the placement of a lien on unit 92 for the \$570.00 legal fees being sought. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.*

## **B: NEW MAINTENANCE 2016**

### **Line Painting**

Mr. Tupko said he received two quotes for line painting, one from A-1 Line Painting for \$3,060.28 plus tax and one from We Do Lines for \$3,895.00 plus tax.

*Mr. Tupko made a Motion to select A-1 Line Painting to paint the lines. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.*

### **Fence Repair**

Mr. Tupko said he received a quote of \$1,200.00 from Josh Coolbeth to repair the fence that was falling down and to remove the rocks. Mr. Tupko said that Mr. Coolbeth will cement and straighten the fencing. Ms. Gregory asked if the fencing should be replaced by stones instead. Mr. Tupko said that the last repair like that cost \$10,000.00.

*Mr. Tupko made a Motion to retain Josh Coolbeth to fix the stairposts, railings and stairs for \$1,200.00. The Motion was seconded by Ms. Gregory. There was no discussion. The Motion passed unanimously.*

### **C: FOUNDATION BLDG 5**

Mr. Tupko said that there was a big crack and several smaller cracks and he received a quote of \$3,750.00 from Josh Coolbeth to dig up the foundation, reseal the cracks and put apply rubber cement. Ms. Gregory asked how the drain was and Mr. Tupko said this was at the upper end of the building.

*Mr. Tupko made a Motion to retain Josh Coolbeth to repair the cracks on the end of Building 5 for the sum of \$3,750.00 and to examine current drain. If there is a problem, he should replace the drain. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.*

### **D: PAINTING 2016**

Mr. Tupko said he got a quote from CertaPro and wondered if the Board wanted a second quote. Mrs. Gregory said she knew of a couple of possibilities of other painters. Mr. Tupko said he was also trying to get a quote from the company that worked at Willow Springs.

### **E: SPEED NORTH END**

Mr. Tupko said he receives constant complaints about speeders at the north end because there is no speed bump. He said that the last time they installed a speed bump it cost approximately \$850.00.

*Mr. Tupko made a Motion to have a speed bump installed at the north end. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.*

### **TREES**

Mr. Tupko said that the pine trees had been removed because they were dying and that two trees had been removed along the field. He said that he got a quote from Yard Apes for four pairs of trees of about \$5,000.00 and one from Scott's Landscaping of \$2,689.95. He said that the cost of each tree is about \$500.00 so he wanted to replace the two in the field as well.

*Mr. Tupko made a Motion to hire Scott's Landscaping to replace six trees. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.*

## **UNIT 129**

Mr. Tupko said that last year Vent Guard replaced the vent in Unit 129 for a total of \$398.81 and asked if the Board would refund that amount to the owner.

*Mr. Tupko made a Motion to send a refund in the sum of \$398.81 to the owner of unit 129 for the vent upgrade. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously*

## **SHOCK ELECTRIC**

Mr. Tupko said that Shock Electric replaced four circuit breakers outside after an electrician was working on a unit and smelled something. He said that the electrician looked at the circuit breakers and replaced all four of them for safety reasons. He said that each unit cost about \$171.36 per breaker and asked if the unit owner should be billed back. Ms. Gregory said that the circuit breakers are personal items and so they should be billed back but suggested payment options if necessary.

## **UNIT 131**

Mr. Tupko said the owner has moved out and the patio which is tiled looks terrible. He asked if the Board had any interest in getting prices to fix it. There was some discussion as to whether this was a limited common element and it was noted that the Board pays for the deck work. Mr. Tupko will get prices to get the work done.

## **OUTSIDE LIGHTS**

Mr. Tupko said that this will be a project for the summer as some of the lights have never been replaced.

## **BIOTECH**

Mr. Tupko said that the unit owner of 141 has been complaining about snakes entering the unit. He said that for \$1,175.00 plus tax Biotech would treat and guarantee no snakes for 10 years. The whole building could be treated for \$3,475 plus tax. Mrs. Gregory felt this was not the association's problem and the unit owner should get pictures, if possible, of how the snakes are making their way into the unit.

## SIDELIGHTS

Mr. Tupko said that the seals have pulled in and they have to be replaced. There was discussion about the original contractor not getting the doors and side lights from Ring's End per the specifications. The doors were ordered through ABC and were of a lesser quality. Now 55 of the sidelights need to be changed. Mr. Tupko said a prior board approved these windows. There was discussion about bringing legal action against the contractor. Mr. Tupko said that he had obtained 62 replacement sidelights.

Ms. Gregory said that she is still having difficulty with the unit owner below one of the units she owns and said that she might need help from the Board on this issue should it continue.

*At 8:34 p.m., Mr. Tupko made a Motion to adjourn. The Motion was seconded by Ms. Gregory.*

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