

**Aspetuck Condominium Association
Board of Directors Meeting
June 21, 2016**

Present: Jim Tupko, President, Adam Gregory, Jane Gregory, Wayne Winsley, Travis Hyatt, Property Management representative.

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

Proof of Notice of Meeting:

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

Approval of Minutes: May 15, 2016

Mr. Tupko made a Motion to approve the Minutes of the May 17, 2016, Meeting. The Motion was seconded by Mr. Gregory. There was no discussion. The Motion passed unanimously.

OLD BUSINESS:

Fire Unit 104

Ms. Gregory said that she had spoken with Attorney Dave Bennett who said that the Association does not need to foreclose and already has a lien. All the Board needs is the paperwork from him.

FOUNDATION BLDG 5

Mr. Tupko said that the work was done, the cracks had been filled in and the footing drain that was full of debris was replaced. He said that the price was \$8,250.00.

NEW BUSINESS

DOG UNIT 92

Doug Matthewson, the owner of the Unit, asked the Board to identify the reimbursement he was billed for. Mr. Tupko said that it was for legal fees because the Association had to hire its attorney after the dog bite incident to determine any exposure it might have. He said he could not share what the attorney advised because it is attorney-client privileged. He said that part of the result of the request was how to assure the safety of residents. The Attorney advised that the dog will wear a basket muzzle, be on a 3' leash, be in a dog carrier from door to car and car to door, the front door of the unit must remain locked, and the dog owner shall get training for the dog.

Mr. Mathewson said that those options were not given to him so he removed the dog for two weeks. Mr. Tupko said the Board was being proactive so that the person who was bitten would not sue the Association. Mr. Tupko said that the Association can't have a dog that goes after residents. Mr. Mathewson said that it cost him a lot of money to move the dog to Albany. Mr. Tupko said that the Association is responsible to the insurance carrier for having the dog removed. He said the Board had to call the Attorney to determine the legal standing. He said that the Board decided at the last Meeting to bill back the cost of the legal fees to the Unit Owner.

Mr. Mathewson said that he would be forced to sell his condo and asked when it would be painted. Mr. Tupko said probably two to three years out. He said the last Board did not paint in years. Ms. Gregory said that the Board could not promise when the work could be done. Mr. Tupko said the Board would do four per year but there are other repairs that need to be done.

Mr. Mathewson asked if he could make payments on the legal bill and Mr. Tupko said that he could and that he should call CT Business Services to set up a plan.

Mr. Mathewson said that he was also disturbed that the information about his situation was in the Minutes which could affect his credit. Ms. Gregory said that the Association would put a lien on the property if he did not pay. Mr. Mathewson said his personal information was on the Internet for everyone to see. Ms. Gregory said the Minutes must be published *per* State law. Mr. Mathewson said the discussion of the lien on his property and personal financial information should be discussed in executive session. Ms. Gregory asked if he was aware what he was saying would be in next month's Minutes. Mr. Winsley said that the Board is dealing with Association funds and so they are required to be transparent. Mr. Tupko said that this Board has chosen to be transparent.

Mr. Tupko said that the Board would need something in writing that Mr. Mathewson's dog trainer would certify the training.

NEW MAINTENANCE 2016

Mr. Tupko said that he got one quote to patch a walkway, dig 100 feet of asphalt and rebuild for \$4,750.00. Ms. Gregory said that a second quote would be needed. Mr. Gregory asked if this fit in the Budget and Mr. Tupko said that this would fit in the budget. Ms. Gregory said that another quote was still needed.

PAINTING 2016

Mr. Tupko said that he had a quote from Titan Craftsmen to do the woodworking and CertaPro would do the painting. Ms. Gregory got a quote for woodworking only from Jimmy Hipp. Mr. Tupko said that there were some issues with the Hipp quote as the railings were 2x6s and not 2x4s, for example. Mr. Gregory asked if the Board could vote on the amount and let Mr. Tupko determine the vendor.

Mr. Tupko said that Titan would prime and prep the wood for painting. Ms. Gregory said that Mr. Hipp would use pre-primed cedar siding. Mr. Gregory asked what was used on the buildings now and Mr. Tupko said that pine was used. Mr. Gregory asked if the cedar and pine would expand and contract at the same rate and Mr. Tupko answered that it may be different. Mr. Gregory asked if the Association used Mr. Hipp for the woodworking would CertaPro do the painting and Mr. Tupko said that he was sure they would.

Ms. Gregory said that Mr. Hipp does both Prospect and Valley View. Mr. Winsley asked if the Hipp quote was the lowest and Mr. Gregory said that it was not. Ms. Gregory said that he was using better lumber that was pre-primed and he had less overhead on site.

Mr. Gregory and Mr. Winsley said that they would vote on an amount and let Mr. Tupko work out the vendor.

Mr. Winsley made a Motion to authorize an expenditure of \$47,500.00 for painting and woodwork on buildings 3, 4 and 5 and the painting to be contracted to CertaPro and woodworking to be determined. The motion was seconded by Mr. Tupko. There was no discussion. The Motion passed unanimously.

NEWSLETTER

Mr. Tupko asked the Members of the Board to contribute some content such as chimney cleaning, pet size and pets and renters, and rules and regulations. Mr. Gregory asked if Scalzo could send out the newsletter via e-mail.

At 8:11 p.m., Mr. Gregory made a Motion to Adjourn. The Motion was seconded by Mr. Tupko. There was no discussion. The Motion passed unanimously.