

# **ASPETUCK VILLAGE CONDOMINIUM ASSOCIATION, INC.**

## **Board of Directors Meeting**

**September 20, 2016**

### **MINUTES**

Present: Board Members Jim Tupko-President, Wayne Winsley-Vice President, Jane Gregory- Treasurer; Travis Hyatt- Scalzo representative; Abigail Martin- owner of Unit 20 and John Quigg- owner of Unit 190. (Absent: Beth Nelson and Adam Gregory)

#### **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 on the webpage, posted outside the Clubhouse and posted in the laundry room.

#### **Approval of Minutes:**

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

#### **OLD BUSINESS**

##### **A: MAINTENANCE ISSUES**

##### **Clubhouse slab outside door**

Mr. Tupko said that the slab outside the Clubhouse door is on an angle. CT Basement offers a new process where they inject material under the slab and it lifts the slab up. Mr. Tupko will get a quote for the project.

##### **Units 2 & 3 water in garages**

Mr. Tupko said that Unit 2 & Unit 3 is getting water in their garages when it rains heavily due to the separation between the exterior wall and the floor of the garage. CT Basement gave a price of \$4,968.67 for each of the units to dig out all along the back wall and create a sump pump for the water to exit out to the back of the building. Mrs. Gregory suggested that repairs to these units be held off until the spring due to available funds. Mr. Tupko expressed his concern about having items stored in the garages that may end up getting damaged if it is not taken care of soon.

*Mr. Tupko made a Motion to have CT Basement do the repairs to Units 2 & 3. The Motion was seconded by Mr. Winsley. The Motion passed unanimously.*

### **Cracks in the parking lot**

Mr. Tupko said that for next year, the Association may be forced to have someone come in and seal the cracks in the parking lot. He thinks it has been maybe 4 to 5 years since it was previously done. When the lines were painted, We Do Lines gave a quote of \$13,000 to do the cracks in the parking lot. Mrs. Gregory said that we should put it out to bid now and accept the best offer to be done early spring.

### **Building 5 drainage issue**

Mr. Tupko said that Building 5 had a deep hole in the retaining wall. Josh redid the top part of the walkway and built a curb so that the drainage would run off and down.

## **NEW BUSINESS**

### **A: Dog in Unit 92**

Mr. Tupko said that the owner of Unit 92 had a very aggressive dog. This issue has been resolved as the owner has sold the unit and the dog is now gone.

### **B. Mailboxes**

Mr. Winsley said that the mailboxes are not labeled properly according to the location of the unit in each building. Mr. Tupko explained how the mailboxes were labeled when the buildings were built and suggested that people ask their neighbors in their building for more information if they need help.

### **C. New Maintenance - Painting**

Mr. Tupko said that 3 buildings will be painted in 2017. With 4 townhouses In 2018, he suggested 3 townhouses and the clubhouse should be painted. 9 decks are done and painted. There was a ton of wood that was replaced on Building 5. 3 buildings completed and painted this year.

### **D. Unit 97**

On July 15, 2016, the Fire Department showed up for a fire in Unit 97 from a smoke detector alarm going off. The Unit is a bank owned property, owned by Wells Fargo. The bank changed the locks, locked the door, put a sticker on the Unit and walked away. The sewer is clogged on the outside of the building so for probably a month, the upstairs tenants flushing the toilet, the sewage backed up into the Unit. The Health Department came, walked in one way and walked right out the other side because the Unit was completely covered in sewage. A health order was placed, the Unit was cleaned up and Mr. Tupko called Wells Fargo. Wells Fargo said maybe they would be out in 7-8 days. Electricity was installed, Roto-Rooter came out and it cost \$483.89. It cost \$80 in permits to the Town of New Milford. ServPro cost \$5,734.33 to clean up the mess. Accurate Lock charged \$132.94 to gain access to the Unit. It was \$53 for the 23 fans and for the dehumidifiers that were used. All the sheetrock was removed from the floor up which was replaced per the Fire Marshal and the fire code which cost \$1,168.51. The carpets were replaced in the Unit next door due to wetness and the smell which cost \$1,412.33 and the hall carpet was replaced. The kitchen flooring, carpets, cabinets, etc was removed from Unit 97. Mr. Tupko asked the Association's Attorney if we put on a lien on the Unit due to everything that was done by the Association. The Unit can't be sold until the Association is repaid a total of \$9,585.36. Mrs. Gregory asked Mr. Tupko to check with the Attorney about charging 6% interest on the amount owed to the Association.

*Mr. Tupko made a Motion to have a lien put on the Unit against Wells Fargo Bank. The Motion was seconded by Mrs. Gregory. The Motion passed unanimously.*

### **E. New Federal requirements for Foreclosures**

*Mr. Tupko made a Motion to suspend the rules as he wanted to discuss the new foreclosure requirements that the Association now has to follow. The Motion was seconded by Mr. Winsley. The Motion passed unanimously.*

Mr. Tupko went over the new Federal rules for the foreclosure process. Mr. Hyatt proceeded to clarify the new Federal requirements for a foreclosure action stating that in order to have the Attorney commence a foreclosure action, a meeting must take place and the homeowners must adopt a new collection policy. Cur The discussion has been tabled for the next meeting allowing Mr. Hyatt to obtain more information regarding the process of moving to foreclosure on delinquent units.

*Mr. Winsley made a Motion to table the discussion on foreclosure requirements until Scalzo has obtained more information on the subject. The Motion was seconded by Mr. Tupko. The Motion passed unanimously.*

### **OWNERS COMMENTS**

#### **A. Ms. Martin- owner of Unit 20**

Ms. Martin was asking about motion sensor lights in the foyer of the buildings. Mr. Tupko said that in order to change the lights to a motion sensor it would be a huge project & it would probably cost a lot more. Mr. Tupko offered to investigate & see if he can find something that might work better.

Ms. Martin asked about getting more vacancy parking spots. She asked if maybe the island by the lower units could be removed & you could add additional parking there. Mr. Tupko responded he has told people that they can have the cars park on the grass side of the road, just not on the side of the road where the lines are painted on the pavement. Mr. Tupko said that he can look into it and see how many more vacancy spaces we can get on the property. Another unit owner commented that he believes there may be vehicles parked on the property that are not in use on a normal basis which could be taking up available parking.

Ms. Martin asked if something can be put on the wooden steps in the winter because the steps get very slippery once there is snow and ice. Mr. Tupko said that he will look into what he can get to put on the steps for better traction to prevent slip and falls.

Ms. Martin asked about getting some Aspetuck Village stationary on it so that letters, notes or Notices can look more professional when coming from the Board of Directors. Mr. Tupko will check with Vista printing for possible solutions for future use.

#### **B. Mr. Quigg- owner of Unit 190**

Mr. Quigg stated that there are still oil leaks on the pavement from the tenant in Unit 187. Mr. Quigg also showed how the tenant was walking the dog without a leash & the dog was doing his business behind the dumpster which was not cleaned up. The tenant also parks his vehicle so that it takes up 2 spots. It is a commercial vehicle. There is a hitch on the truck which was supposed to be removed because the hitch is digging up the grass when he parks the truck. Sometimes there are ladders on the truck that stick out into the roadway. Mr. Quigg expressed his concerns that maybe either the truck should be removed or the tenant should go. The Board agreed to fine the homeowner for the issues caused from the tenant due to the dog and the truck. A Notice of fine and hazard will be sent to the tenant stating that a hearing will be held to discuss these issues to try and find a possible solution.

*Mrs. Gregory made a Motion to have a letter sent to the tenant of Unit 187 from Scalzo. The Motion was seconded by Mr. Tupko. The Motion passed unanimously.*

*At 8:10 p.m., Mr. Tupko made a Motion to adjourn. The Motion was seconded by Mrs. Gregory. There was no discussion. The Motion passed unanimously.*