

ASPETUCK VILLAGE CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting
February 21, 2017

MINUTES

Present: Board Members Jim Tupko-President, Wayne Winsley-Vice President, Jane Gregory (via phone)-Treasurer; Travis Hyatt- Scalzo representative; (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.

Mr. Tupko made a Motion to approve the dispensing of the proof of meeting. The Motion was seconded by Mrs. Gregory. There was no discussion. The Motion was passed unanimously.

Approval of Minutes

The minutes were reviewed.

Mr. Tupko made a Motion to approve the Minutes of the January 17, 2017, Meeting. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.

NEW BUSINESS

A: 2017 Contracts

- 1) The Lostocco contract for trash removal is coming to the end date. Mr. Winsley and Mrs. Gregory agreed to renew the trash contract with Lostocco.

Mr. Tupko made a Motion to renew the trash contract with Lostocco. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.

- 2) The Marrakech contract for cleaning services is coming to the end date. Mr. Winsley and Mrs. Gregory agreed to renew the cleaning contract with Marrakech.

Mr. Tupko made a Motion to renew the cleaning contract with Marrakech. The Motion was seconded by Mrs. Gregory. There was no discussion. The Motion passed unanimously.

- 3) The Landco contract for landscaping and snow removal services is coming to the end date in March. Mr. Tupko and Mrs. Gregory discussed the service performance provided by Landco. Mrs. Gregory suggested to renew the landscape contract for another two years if there isn't a monumental increase in fees. Mr. Tupko stated that should there be a monumental increase in the fees, then the services will be put to bid.

Mr. Tupko made a Motion to renew the landscaping/snow removal contract with Landco for another two years if there isn't a monumental increase in fees. The Motion was seconded by Mrs. Gregory. There was no discussion. The Motion passed unanimously.

- 4) The contract with Scalzo for property management is coming to the end date. Mr. Tupko had asked the Property Manager, Travis Hyatt, to talk with Andrea Scalzo about the pricing since Aspetuck Village doesn't have a lot of demands regarding management services. Mr. Tupko received bids from two other companies. Mrs. Gregory agreed to contact Mrs. Scalzo to discuss the renewal of the contract and pricing.
- 5) Mr. Tupko discussed the quote from Steve's Trees for removing rotted trees and cutting vines from the clubhouse all the way out to Wells Road. They also removed the tree behind Bldg. 16 that had died. Steve's Trees was the lowest quote coming in at \$3,000.00 compared to a couple other companies that Mr. Tupko had received quotes from for \$4,800.00. Mr. Tupko stated the work was already completed because the original quote came in at \$4,500.00 but Steve's Trees dropped the price down to \$3,000.00 since he needed the work.

Mr. Tupko made a Motion to pay Steve's Trees for the tree work that had been done. The Motion was seconded by Mrs. Gregory. There was no discussion. The Motion passed unanimously.

B. Tree Trimming

Mr. Tupko discussed tree trimming. There are about 15 trees throughout the complex that got stressed last summer due to the extreme heat. Mr. Tupko went around and put the tree fertilizer stakes in the base of all those trees. Some trimming made need to be done as there are some trees that are really hanging over some patios. Landco stated that any tree trimming could be done thru a contract. Mr. Tupko to get a comparable quote from Landco and from Josh.

B. 2017 Projects

- 1) Mr. Tupko would like to send out letters to all the chimney and fireplace homeowners asking to have their fireplaces cleaned and inspected. Once this has been completed, the homeowners need to send in an affidavit that this work has been completed. The time frame for this work would be completed in the Summer or the Fall before the next heating season comes.

- 2) Mr. Tupko stated that there is a possible meter box replacement coming on the side of a single bedroom unit that serves four units, Unit 150 and three other units. Mr. Tupko got a price from Shock Electric for \$4,800.00. Mr. Tupko suggested to revisit this in the fall and see what the budget permits. This problem stems from a circuit breaker tripping and then when inspected, it was determined that the meter box needed to be replaced.
- 3) Mr. Tupko would like to get quotes on sealing the cracks in the sidewalks. Some of the sidewalks are separating and may not be fixed with just some sealant. There is about 16,000 linear feet around the complex that needs to be repaired. Mr. Tupko will put this project out for bid again and see what quotes are obtained.
- 4) Mr. Tupko stated that there are four buildings that need to be painted. Building 10 doesn't need a lot of work. Building 17 has three decks that need to be painted. Mr. Tupko stated next year the townhouses will be painted. Mr. Tupko will put out for bids and see what quotes are obtained.

OWNERS COMMENTS - NONE

At 7:30 p.m., Mr. Tupko made a Motion to adjourn. The Motion was seconded by Mrs. Gregory. There was no discussion. The Motion passed unanimously.