

ASPETUCK VILLAGE CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting
November 11th, 2017

Minutes

Present: Board Members, Jim Tupko-President; Wayne Winsley-Vice President; Jane Gregory Treasurer; by phone. 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

The minutes were reviewed.

Mr. Tupko made a Motion to approve the Minutes of the May 23rd, 2017, Meeting. The Motion was seconded by Mrs. Gregory. There was no discussion. The Motion passed unanimously.

NEW BUSINESS

A: LAUNDRY ROOM

Mr. Tupko said that the current laundry room contract has been breached. Mr. Tupko said that MacGray, the company that we had our laundry room contract with has been bought by CSC ServiceWorks. CSC ServiceWorks has added a 9.75% administrative fee to be deducted from our contractual arrangement, reducing the percentage of income we derive from the laundry room operations. Mr. Tupko said that this reduction in our income by CSC ServiceWorks, is a breach of contract. Mr. Tupko, said that he has received a quote from another laundry equipment company that will replace our 8 year old equipment with newer laundry equipment. Mr. Winsley and Mrs. Gregory agreed that we should pursue other laundry company options. Mr. Tupko, made a Motion to pursue a new laundry room supply company and notify CSC ServiceWorks of the contract breach. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.

B: UNITS 81 – 84 METER SOCKETS

Mr. Tupko, said that the meter socket enclosure for units 81-84 needs to be replaced. Mr. Tupko, said that the residents have had electrical service interruptions and Shock Electric inspected the service and recommended replacing the 34 year old enclosure. Mr. Tupko, said that Shock Electrical quoted a price of \$4500.00 as opposed to the previous \$7800.00 we have paid in the past. Mrs. Gregory expressed concerns over the possible costs the Association would incur if we experienced a lot of enclosure replacements. Mr. Tupko, said that a few years ago we had all the meter enclosures inspected by Shock Electric. Shock Electric corrected any loose connections and indicated that the enclosures were sound. Mr. Tupko, said that based on that inspection, we should make any new replacements as they are needed. Mr. Tupko, said that there are 123 meter enclosures in the complex and that 8 have been replaced to date. Mrs. Gregory asked if there was any financial responsibility the owners incur. Mr. Tupko, said that the cost of the circuit breaker for each unit, about \$150.00, would be billed back to the owners. Mr. Tupko, made a Motion to approve the replacement of the meter enclosure for units 81- 84. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.

C: 2018 PROJECTS / ISSUES

Mr. Tupko, said that some of the hallways in the Single Bedroom units have stained carpet. Mr. Tupko, said that he would like to obtain prices to replace just the landings and not the stair carpet. Mr. Tupko, said that we had 13 hallways where the carpet was stained and cleaned. Mrs. Gregory said that we get quotes to just replace the stained landing carpets. Mr. Tupko, said that he would contact Scalzo to obtain pricing for 2018.

Mr. Tupko, said that the retaining wall and fence area by building 8 was in need of work. Mr. Tupko, said that he had obtained a preliminary price to repair the area for \$8500.00.

Mr. Tupko, said that he would like to paint 4 Townhouses and replace one roof. Mr. Tupko, said that the roofs are approaching 20 years in age and he would like to start replacing the oldest which is now 18 years old.

Mrs. Gregory said that we should start working on the 2018 budget for the January Budget Meeting.

OWNERS COMMENTS: NONE

ADJOURNMENT

At 8.00 pm, Mr. Tupko, made a Motion to adjourn. The Motion was seconded by Mr. Winsley. There was no discussion. The Motion passed unanimously.