

Board members attending: Bob & Ruth Demaida, Art Chester, Theresa Pitts-Amico
Tony Santos, Elite Property Management.

Unit Owners: none

Meeting called to order @ 6:25PM

Old Business:

- Attic firewalls. 31 Units remain to be done. Construction Management ready to start on this project as A to Z is experiencing some management issues. Ongoing – Tony to follow up.
- Dryer vent cleaning. All units will need to upgrade their dryer vents to 4” metal pipe / flex metal pipe to permit cleaning or have the cleaning contractor do it. A fall/winter newsletter will stress the need for all unit owners to upgrade their dryer vents from plastic to metal. There is an ongoing difficulty getting co-operation from some Unit owners for access. We will make one final effort to accomplish firewalls and vent cleaning.
- Amending our Rules and Regulations remains an open item. Art is working on this and should have the document to review via email before our next meeting.
- There is still a late fee on our account with CWPM. Tony to discuss with bookkeeping.
- Condo liability insurance has been paid for the year. Hopefully, next year’s costs will decrease.
- We received a letter from Unit 55 owner stating that his tenant (with the large dog) is moving out.
- A walkthrough of the grounds showed much improvement with the fertilizer applications and only a couple of minor issues.

New Business:

- Repairs to Unit 49 (toilet overflow) totaled \$3,798.27, paid out by the Board. Unit owner to be responsible for our \$3,000 deductible and turn it into her insurance. Letter was sent to unit owner. Unit Owner paid the \$3000. We then received a letter from her insurance companies attorney stating that we owed \$5,0xx.xx, and could make the check payable to the insurance co. Forwarded same to Pilicy’s office, as we believe the claim was paid in full several months ago.
- Gutters and downspouts need to be cleaned, done last year by A to Z but we had problems during the winter. Tony to follow up.
- Ruth picked up the property map from the town, and will bring to the next meeting. There is a question as to who owns what part of the parking lot and roadways.
- Unit 26 still has a claim open with the snow plow vendor for a slip and fall two years ago.
- Registration letters to go out with spring newsletter.
- Fasulo and Albini, CPA’s to do our tax return again this year.
- A sink hole behind Unit 40 has been repaired with new roof drain piping.

Meeting adjourned @ 7:35PM

Next Meetings:

February 19

March 19