

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

Unit Owners: Units 42, 38

Meeting called to order @ 6:30PM

Previous meeting minutes accepted as written.

Old Business:

- Attic firewalls. 31 Units remain to be done. Still underway, Tony is working with another contractor.
- Rules and Regulations document revision has been approved by the board as revised. We need to notify unit owners for comment. To be by email and web site, as the cost to mail is prohibitive.
- Ray Rabuska presented another proposal for re-roofing #45, #47, and #49. It appears that snow clearing from the roof has damaged the shingles as well as a possible problem from re-using flashing. Approximately \$2000 per rear roof section.
- Web site for unit owner information has not been started, due to time constraints. I'll get my webmaster on it soon.
- The stoops have been completed, and the contractor is patching the sidewalks. The board notes that it took them all summer to complete. We haven't seen an invoice for this work.
- 5 dead trees have been replaced on the island.
- Received a quote from Gutter King for \$980 to clean gutters. Accepted as long as it includes leaders and downspouts as well. Tony to follow up.
- Fall newsletter is out.
- Monocrete has agreed to repaint 6 sets of railings which prematurely rusted. Units 17, 18, 24, 75, 38 & 39 are affected. Theresa to follow up.

New Business:

- Zack to replace communications cover near vacant area hit by mower over the summer.
- Units 22, 23, 24 drainage issue. We have two quotes that are entirely different in their approach. Tabled until we can look at the site again.
- Our trash contract expires 2/2016. New contract will be bid out.
- Theresa and Bob are up for re-election this year at next our annual meeting.
- The budget was discussed, with the board feeling that condo fees should remain as they are for the coming year. We will have to use reserve money to fund the stoop project this year.

Meeting adjourned @ 8:15PM

Next Meeting: Annual Meeting November 19