

Board members attending: Bob & Ruth Demaida, Art Chester, Kathryn Chester,
Theresa Pitts-Amico

Unit Owners: Unit 38, Unit 9

Contractor: Ray's Remodeling

Meeting called to order @ 6:30PM

Old Business:

- Attic firewalls. 2 Units remain to be done. Unit 70 and 72 have refused access to their attics. As this was a life/safety project, the board will request a letter to the Unit owners and begin fining them.
- Rules and Regulations document revision has been approved by the board as revised. We need to notify unit owners for comment. We will add this to the Fall newsletter directing Unit owners to visit our website.
- Ray's has completed all the 2nd and third floor decks, and will take care of the low decks in the spring.
- Monocrete has replaced the 16 stoops.
- Crack sealing on hold while we investigate repaving options.
- Kathryn to put together the Fall newsletter to be included in Propertyworx mailing.

New Business:

- A bill for \$585 from Three Leaf for weed control was reviewed. Since that item is included in our lawn contract with them, we declined to pay it.
- For a second month, the copy and postage bill from Elite is substantially incorrect. Voided and returned to Tony for correction.
- The board discussed adding a \$5 per month onto unit owners condo fees to cover mailing costs for those Unit owners that do not provide their email addresses.
- The board discussed changing our late fee structure to address those Unit owners that receive statements each month for amounts less than \$225. Late fees to apply to all outstanding balances in an effort to clear them up. We want to check with PropertyWorx to be sure there is no problem with this change.
- The board has decided to change management companies to PropertyWorx, effective January 1, 2017, for a number of reasons. This change should result in better service and communication with our management company for both the board and Unit owners.
- The board authorized Kathryn to open a new account at Webster Bank for PropertyWorx to operate our day to day activities and receive Unit owners condo fees, etc.
- Ray has identified an additional rear roof improperly flashed and leaking that we will need to take care of before winter.
- With most of our business handled via email and phone, the board will meet quarterly rather than monthly beginning with our February meeting.

Meeting adjourned @ 7:30PM

Next Meeting:

Annual Meeting November 17