

Board members attending: Bob & Ruth Demaida, Kathryn 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.
- Rules and Regulations document revision is available for board members comment.
- 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.
- Fasulo and Albini, CPA’s to do our tax return again this year. Waiting on an engagement letter.
- Deck discussion – on hold.

New Business:

- Units 22,23,24 drainage issue. On hold till spring allows work to commence.
- 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.
- Unit 21 – burst pipe. She contacted her insurance co.
- Registration letters to go out with spring newsletter.
- Work orders to be emailed to board members when received.
- Discussed the costs associated with coupon books, mailings, newsletters, etc.
- Discussed starting a web site for unit owner information.
- Rejected offer from Comcast for exclusive access to Unit owners.
- Unit 56, Bukoski, suing for slip and fall two years ago.
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Meeting adjourned @ 8:05PM

Next Meetings:

March 19

April 16