

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

**Unit Owners: Units 41,42**

**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. Tony to follow up with Ray
- 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, newsletter and web site, as the cost to mail is prohibitive.
- Monocrete has agreed to repaint 6 sets of railings which prematurely rusted. Units 17, 18, 24, 75, 38 & 39 are affected. Art to follow up.
- Trash contract is complete. CWPM agreed to the terms of the Dainty Rubbish contract and removed the 6 yard dumpster facing Unit 18. With that credit our new trash rate is \$1,214.00, a savings of \$9,384.00 annually for the next 5 years, as well as a one-time \$1,000 credit. There is no escalation, fuel charges or late fees. We are under no obligation to continue with CWPM after this contract expires.
- Zack to repair green fence in two areas hit by the mowers over the summer.
- Unit 21 to remove POD in parking space. Theresa to follow up with Unit owner.
- Our front sign was blown over and damaged by the wind. Ray to repair, replace posts with PT, and concrete in properly.
- Unit 20 to get warning letter on cigarette butts in lawn.
- Unit 42 has had basement concrete crack repaired and mold remediation. Some conversation as to who was responsible for what was discussed. Tony to follow up with insurance carrier.
- Unit 21: the concrete crack near the meter box to be looked at by Connecticut Cellers for possible repair from the inside only. Ray's remodeling to do the same, as the BOD has had success doing that in the past with CT Cellers without incurring to costs associated with outside excavation. Tony to follow up. Dryer vent to be sealed to prevent water infiltration. Tony to have Ray take care of.

**New Business:**

- The board will publish a spring newsletter and add it to the web-site.
- Paving was discussed. Art to get a preliminary quote. The issue of the area of the parking lot and roadway that is the property of Pilgrims Landing was also discussed.

**Meeting adjourned @ 7:50PM**

**Next Meetings:**

**April 21**

**May 19**