

Board members attending: Bob & Ruth Demaida, Art & Kathryn Chester,
Tony Santos, Elite Property Management.

Unit Owners: Units, 65, 38, and 9

Meeting called to order @ 6:32PM

Previous meeting minutes accepted as written.

Old Business:

- Attic firewalls. 31 Units remain to be done. Construction Management ready to start on this project. Ongoing, final attempt – 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. 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 has been approved by the board as revised. We need to notify unit owners for comment.
- Recertification for FHA and VA is complete. Awaiting FHA approval
- DiGeorgio replaced roofs 5 years ago. We need to meet with contractor to assess damage to Units 46 and 47. Tony to schedule.
- Power washing of decks complete, save for a couple that have not removed lattice work, etc.
- Discussed starting a web site for unit owner information. Art to look into.

New Business:

- Units 22, 23, 24 drainage issue. Work approved once Tony gets an alternate quote.
- Work orders to be emailed to board members when received.
- Discussed the costs associated with coupon books, mailings, newsletters, etc.
- Frontier or Eversource to repair curbing in the area they were working prior to winter. In process.
- Repairs to the pothole and catch basin on Pilgrim Landing entrance road are completed. PL wants Winfield to share in the costs. Tabled after some discussion.
- Pavement in front of building 6 may need an overlay to prevent ice build-up in the winter. Bob / Tony to look into contractor.
- Sixteen or so stoops are in need of repair. Tony to get quote from MonoCrete and Washington Concrete along with PL stoops for aggregate pricing.
- Our trash contract expires 2/2016. New contract will be bid out.

Meeting adjourned @ 8:05PM

Next Meetings:

July 2

no meeting in August