

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

Unit Owners: none

Meeting began @ 6:30PM

Old Business:

- There are 21 or so remaining stoops to be replaced in the complex. Russ to contact Monocrete to do all units, as Washington Concrete was too difficult to deal with.
- A second quote was requested for the 1st floor deck repairs, Russ to get quote.
- AgriCare to edge all sidewalks and roadways per contract. Blowing grass clippings from the mowers into the freshly mulched flower beds was discussed. Agricare to be reminded not to do this.
- Unit 5 roof needs to be replaced before interior sheetrock can be installed. There seems to be some communication issues with the contractor. Russ to press it forward.
- Some water damage to the front of Unit 5 is to be looked into to determine if re-roofing of the building is in our best interest long term. The roofs were replaced around 2010 by DiGorgi Roofing, but we have had leaking problems attributed to the workmanship of the flashing and inc and water application.
- AgriCare to handle our snowplowing this year.
- Decks were all power washed and stained.

New Business:

- Russ to quote CT Sealcoat to repair sub-standard curbing repairs, repair potholes and area around mailboxes.
- A drainage problem behind Unit 24 was discussed. Russ to look into this as we have previously had this problem addressed.
- A simplified procedure for signing checks was discussed and approved. The treasurer is to be the single signer on the checks.
- The tree over Unit 44 was discussed. It will need to be removed, but the item was tabled for the moment.
- Russ to shop our insurance in the fall to see if we can lower our premiums in spite of the Unit 5 fire.
- We were missing packets for this meeting, but have the financials which are OK per Kathryn.

Meeting adjourned @ 8:00PM

Next General BOD Meeting:

Sept 21, 2017