

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

**Unit Owners: Units, 9, 42, 38**

**Meeting called to order @ 6:25PM**

**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. To be by email and web site, as the cost to mail is prohibitive.
- DiGeorgi and another contractor to look at roofs on 46 – 47 to determine repair. We need to get this done before cold weather, if at all possible.
- Web site for unit owner information has not been started, due to time constraints. I’ll get to it soon.
- Work is nearly complete on the 26 front stoops and railings. The board notes that asphalt patching was not done even though we were specific in that requirement. Tony to check with vender.
- 5 dead trees to be replaced in the fall on the island.

**New Business:**

- Snow plow contract to be the same as last year with the exception that calcium chloride will be used on the concrete to prevent spalling. That change will increase the contract by \$600
- Units 22, 23, 24 drainage issue. We have two quotes that are entirely different in their approach. Tabled until we can look at the site again.
- Fall newsletter was discussed. It should be the last printed and mailed newsletter as they will be available via email and web page going forward. Unit owners will be reminded to shovel their rear decks, and that they must move their cars in a timely fashion or face fines.
- Our trash contract expires 2/2016. New contract will be bid out.
- Need new gutter contractor, as the last two did not adequately perform.

**Meeting adjourned @ 8:15PM**

**Next Meetings:**

**October 15**

**November 19**