

Longmeadow Condominiums Association
Minutes of the Board of Directors Meeting
September 18, 2007

Board Members Present: K Kaolian, R. Nappe, B. Carlson, M. Foran, J.. Steiner and R. Shelnitz of Rolar Management.

The meeting was called to order @ 7:04.

B. Carlson made a motion to accept the minutes from the July 17, 2007, board meeting, 2nd by J. Steiner. **Passed**

Treasurers Report: was given by J. Steiner. The balance in the checking account is \$44,920.83 and the reserve account has \$119,327.32. All balances agree with the bank and Rolar Management.

Property Managers Report: R. Shelnitz reported the delinquency balance to be \$9,337.21.

There were 4 resales. 23 GW, 57 SW, 55 GW and 2 SW.

R. Shelnitz reported that Westcott and Mapes gave us a solution to the drainage problem @ 49-51 SW. He will get an estimate from R. Austin to-do the work. He also stated that he got a few estimates on power washing the units. It was agreed to table this issue until spring.

He reported that LGB is still working on our chlorinator problems. R. Shelnitz will contact another pool company to see if they can help us.

R. Shelnitz said the annual meeting minutes and a letter regarding underage drinking would go out to all unit owners after Oct. 5, 2007.

Also, R. Shelnitz put an ad in the Ct. Post for snow plowers for the 2007-2008 seasons. He has gotten several responses. He will contact all that sent in a proposal and have them meet with the board 7:00 PM October 16, 2007.

Advantage Landscaping has presented the board with a 2-year contract for \$28,500.00; discussion has been tabled until spring 2008.

Our attorney said we have no legal financial obligation to replace/repair the fence between SW and New Haven Ave.

Old Business: M Foran made a motion to accept Bob Fiore's offer to paint the fire hydrants, 2nd by B. Carlson. **Passed**

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R. Shelnitz will check with the Regional Water Authority to see if we have a contract with them to maintain the fire hydrants.

B. Carlson made a motion to deny L. Palodinos request to move her washer and dryer to the 2nd floor. 2nd by M. Foran. **Passed**

Tree replacement will begin shortly. M. Foran has a meeting scheduled with the landscaper.

K. Kaolian made a motion to clean up the clubhouse to include painting, floors, light fixtures and blinds. 2nd by B Carlson. **Passed**

New Business: Dog rules need to be revised. M. Foran will work on this and e-mail to all the board members. R. Nappe wants dog fines increased.

The pump stations phone is no longer working. R. Shelnitz will contact Dan Gregory.

M. Foran is "taking over" the newsletter and is looking for some new articles.

M. Foran also reported that solar panels could be purchased and installed to heat the pool.

The meeting was adjourned at 9:19. The next meeting will be Oct. 16, 2007, following the meeting with the snow contractors.