

# **Stratfield Falls Condominium Association Board**

## **Meeting Minutes**

**January 30, 2012**

Present: Barbara Freeman (by phone), Murray Meryl (by phone), Al Treidel, Gary Gibson, David Wohl and Frank Callahan

Guests: Ellen Maxwell, Vincent Milone

### **Call To Order:**

The meeting was called to order at 7:34pm by Al Treidel. Al Treidel asked that agenda items 1 and 4 be switched in their order of discussion at the meeting.

### **Berecz Proposal:**

Gary Gibson made a motion to accept the proposal to add windows to the screened in porch at the Berecz home. David Wohl seconded the motion. A discussion ensued; David Wohl and Murray Meryl were asked to review the proposal to ensure that it conforms to the by-laws of the association. The proposal was deemed to be reasonable given their proximity to the main road with its noise levels and lack of privacy with the recent removal of several trees. Provisions will have to be made to ensure there will be no ventilation added (either heat or AC), any expenses incurred to structurally support the new windows will have to be incurred by the owner. An official building permit must be secured from the Town of Fairfield along with final approval from the building inspector and any increase and or alteration of the tax structure will be incurred by the owner. Finally, any legal expenses potentially incurred by the association should the by-laws have to be altered to accommodate the proposal will be the responsibility of the unit owner. A motion to accept the proposal subject to the protocol with the added amendments received a unanimous yes vote from the board.

### **Review of Lighting:**

Many of the current posts have rotted. Our property manager has found a way to modify the posts to maintain them at least on a temporary basis. Several lanterns have broken; the lanterns along the connecting walkway have been scavenged to replace the broken ones. Frank has found lanterns to temporarily replace the additional ones at a reasonable cost. Vincent Milone offered to look into a more permanent solution to the issue. The board will re visit the issue in the spring.

### **Action on Heating Elements:**

The board discussed placing heating elements on the back roof of the Wohl unit due to the damage that occurred last winter as a pilot program. Gary Gibson made a motion that the heating elements be placed on the back roof of the Wohl unit where they are not visible. This will be a pilot program. At the end of the winter, the board will evaluate the results of the heating element placement. Subject to review, it will be decided how and under what conditions, if at all, the board will permit placement of the heating elements on units in Stratfield Falls. Murray Meryl seconded the motion the board voted unanimously to accept the motion.

Frank Callahan was directed to send a letter to the unit owner who installed heating elements in the front of his unit without board permission directing that they be removed immediately.

### **Discussion on Selection of Painting Contractors**

Following a discussion the board decided, after reviewing 6 proposals to eliminate 2 contractors. Two more will be contacted to standardize their proposals and receive their lowest and best offers to bid for the contract. Interviews will be conducted with the two or three contractors who offer the most reasonable and comprehensive proposals. Reference checks will follow. The board intends to select, secure and go to contract with a painting contractor by mid-February in order to remain on course for our proposed improvements.

### **Old Business:**

Vincent Milone asked for a status report on plans for the driveways. The board wants to make sure the integrity of the driveways and roads are maintained. At this time, it has been determined that repairing the cracks and application of a sealer coat can be performed with minimal expense. This will allow us to protect the base of our roads and ensure that we have enough capital funds to continue improvements on our homes. We have encountered extensive and costly trim and sub structure rot which must be eliminated in order to maintain the value of our homes. We are aware that in the future, the top asphalt deck may have to be replaced. However, a costly and more comprehensive project is not warranted at this time.

### **New Business:**

There was no new business

### **Adjournment**

Moved by Gary Gibson, seconded by David Wohl, unanimous, meeting adjourned at 9:24pm.

Respectfully submitted,

David Wohl