

## **Stratfield Falls Condominium Association Board**

### **Meeting Minutes**

**March 4, 2012**

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

#### **Call To Order:**

The meeting was called to order at 5:30 by Al Treidel. Al requested that an item 6 be added to the agenda titled Executive Session. All in attendance agreed.

#### **Approval of The Minutes:**

The minutes of the January 30, 2012 board meeting were presented. Gary made a motion that the minutes be accepted, Murray seconded the motion. A discussion ensued concerning the Berecz Proposal. It was decided that the sentence reading "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" was to be eliminated. The minutes were accepted by a unanimous vote subject the previous change.

#### **Discussion on Proposed Painting:**

Al summarized the bidding and evaluation process followed in the selection process. Both Al and Gary are confident in recommending Sabino to receive the contract based on evaluation of their comprehensive list of specifications as well as numerous positive reference checks. They have an A+ rating with the BBB and they came in at a very competitive price of \$ 139,600.00, some \$10,000.00 below anticipated cost. Barbara made a motion that we select Sabino as the painting contractor with permission to sub contract solely to Filippo. The two companies often coordinate their workforce in larger projects to expedite completion of the project while maintaining quality control. Al was empowered to sign the final negotiated contract for \$139,600.00 on behalf of the association. Murray seconded the motion and it passed by a unanimous vote.

#### **Discussion of Present Insurance Coverage:**

Frank presented documents listing specifics of the association's coverage. In summary, following passage of a new law in 2010, the insurance policy carried by Stratfield Falls Condominium Association provides full replacement coverage for damage to our units both

inside and out following satisfaction of a deductible. In addition, the association is responsible for liability in all common areas. As a unit owner, each owner is responsible for providing coverage for your own contents as well as liability within the confines of your home.

**Old Business:**

There was no old business.

**New Business:**

Al announced that he is appointing a finance committee consisting of Dick Freeman (Chairman) and Vic Berecz. If there are any residents from Hilary Circle that would like to serve on the committee, they should contact Al directly.

**Executive Session:**

Gary made a motion to move to executive session which Murray seconded. Passed unanimously.

**Special Thanks:**

Al issued a special thanks to Gary for all the extensive time and effort he has spent investigating and securing a painting contractor which we as a board feel comfortable entering into a contract with. In addition, Al expressed his appreciation to Frank for all his guidance and expertise in the bidding process.

**Adjournment:**

Moved by Gary and seconded by Murray.

Unanimously approved

The meeting was adjourned at 6:28pm

Respectfully submitted,

David Wohl