

Stratfield Falls Condominium Association Board

Meeting Minutes

June 7, 2012

Present: Al Treidel, Gary Gibson, Murray Meryl, Barbara Freeman, David Wohl, Frank Callahan, Dick Freeman, Ed and Norma Salem, Barbara Feeney, Charli Burns, I. Vincent Milone, Lea and Len Glantz, Edith Curran and Marty VanderMay.

Call To Order:

The meeting was called to order at 7:01 by Al Treidel

Approval of The Minutes:

The minutes of the May 15, 2012 meeting were presented for approval. No one made comment on them or suggested any changes. Gary made a motion that they be approved, Murray seconded the motion. The minutes were accepted by a unanimous vote.

Project Update:

Frank stated that the carpenters and painters are working on the last two buildings on Hilary and he anticipated they will be finishing soon. Although the wood rot has been extensive, the materials being used as well as the attention to detail should minimize similar expenses in the future. Al has just signed a contract with Lombardi Masonry to replace all existing asphalt curbing with jumbo sized belgian block curbing. The board had received and reviewed several proposals and selected Lombardi based on his reputation, quality of previous work done here at Stratfield Falls and his very competitive bid. Al will notify all owners of the time frame the work will be initiated which will be starting on Carrie and progressing to Hilary. Finally Al stated that due to favorable weather conditions and the efficiency of our sub-contractors, the project is way ahead of anticipated time considerations and should be completed early.

Review and Vote on Amended Budget for 2012/2013:

Frank passed out his amended budget for 2012/2013 fiscal year. He has already deposited \$ 17,000.00 into the reserve from this year's budget and anticipates a total contribution of \$ 25,000.00 for the next year. Monies were also moved from the maintenance line to landscaping permitting more landscaping work to be done over the summer. This year's project work enables us to free up monies that had been put towards areas such as wood rot in previous years. The current project has reduced costs of some anticipated repairs allowing a

larger allocation to the reserve. Al asked for any discussion on the budget, after Frank answered some questions Murray made a motion to accept the budget as presented by Frank. It was seconded by David, the budget was accepted by a unanimous vote.

Discussion on Landscaping Issues:

Gary presented proposals from our landscaper Growing Designs to perform additional specific maintenance on our grounds. Al asked Barbara and Gary to evaluate the proposals and make a recommendation as to the feasibility of performing the work.

Old Business:

Barbara has been investigating where to place the house numbers. Her suggestion was to stay with the current brass numerals. She suggested that on Hilary they be placed over the garage door and on Carrie above the garage door or over the light would be acceptable. Frank stated that as long as they were clearly visible and identifiable, their placement would meet code. Al stated that he intended to have an executive summary of the proposed by-law changes as mandated by state law to present to the owners by the fall. He intends to have presentations made to residents at coffees in our homes as we have with previous important topics.

New Business:

None was presented

Executive Session with Mr. Robert Scinto:

David made a motion to go into executive session and invite Frank Callahan, Robert Scinto and his representative to join us in executive session, Gary seconded; the motion was passed unanimously.

Adjournment:

Moved by David and seconded by Gary

Unanimously approved

The meeting was adjourned at 8:47pm

Respectfully submitted

David Wohl