

Stratfield Falls Board Meeting
August 28, 2012

President Al Treidad convened the meeting at 7:15 pm in the conference room at Cambridge Manor. Board members Treidad, Wohl, Freeman and Gibson were present- establishing a quorum. In addition , Manager Frank Callahan and owner Dick Freeman were present as well.

The minutes of the July 24 board meeting were reviewed and approved by unanimous vote of the motion as submitted by David Wohl , seconded by Gary Gibson.

Al Treidad provided a project update as follows:

Ralph has finished his work on both Carrie and Hilary with regard to the Belgian Block work. Additionally, he has completed repair work on 4 sewer catch basins and cleared all others of debris. He is still owed \$4000.

Current checkbook balance is \$20,469.35 with \$1000 still owed to Sabino, Jim Stutz is owed \$3700. A little over \$11,000 of our checkbook balance remains unappropriated as of this meeting.

The Board moved into a discussion of cleaning dryer duct vents in all units as well as changing the approximately 40 street lights from sodium vapor lighting to fluorescent. Frank Callahan reported results of his study of alternatives. Following discussion, Barbara moved, Gary seconded a motion to appropriate up to \$2500 for a one time only cleaning of unit dryer duct vents and up to \$3500 to change the street lighting. The motion passed unanimously.

Dick Freeman then provided Board members with an update with respect to changes in the Association's Declaration, ByLaws and Rules and Regulations. He stated that sessions with Attorney Adam Cohen had resulted in the documents previously presented to Board members for review at this meeting. He stated that almost all of the changes (connoted in red), were the result of removal of language pertaining to the rights and obligations of the Declarant. This was in order as the period of involvement of the Declarant had expired several years ago at the anniversary of the 12th year since the writing and approval of the original documents. Attorney Cohen has now reviewed his original work on these documents two years ago and had also updated them to reflect the State statute changes that have occurred during the interim period. Dick described several relatively minor changes that he and attorney Cohen have agreed upon for inclusion. They include a change in the number of garage unit reference, addition of a therapy dog clause, a change of the fine level to \$100

and the minimum lease requirement of one year. Board members also discussed issues involving barbeque unit use and storage and agreed to seek further counsel with Attorney Cohen, our insurance carrier and the Fairfield Fire Department on this particular subject.

Dick stated that the process of approval for these documents now starts with approval of the Docs by the Board ; at which point they are submitted to the owners for review and input. The Board must approve all documents and the owners must approve the Declaration. Both Board and owner approval requires a 2/3 rds affirmative vote. The documents are then submitted for recording in the Town of Fairfield and State of Connecticut.

Al concluded this part of the meeting agenda by asking board members to further review the documents and submit in writing their thoughts and questions to him for review and further discussion and possible action at a subsequent meeting.

Dick also alerted board members that it was necessary to file a change of Agent document to the Secretary of State. After discussion, Gary made a motion, seconded by David that authorized Al to sign the required form to change our Agent to read; Pullman Comley, LLC, 850 Main Street, Bridgeport. The motion passed unanimously.

Al discussed the arrangements for our planned Owners Party scheduled for September 9, 2012 at Cinzano's restaurant, Black Rock turnpike, Fairfield. A fee of \$34 per person is required via check to be submitted by Sept 5th. It is hoped that all owners will be able to attend.

Al discussed his desire to progress towards a financial plan for the Association. Frank was asked to assist with the landscape plan and insurance issues as well as issues involving life expectancy and replacement costs for such items as the roofs on our units.

The meeting was adjourned at 8:30 pm

Respectfully submitted,

Barbara J. Freeman