

Stratfield Falls Unit Owners Association

Board Meeting

May 13, 2013

Attendance: Present: Al Treidel, Gary Gibson, Murray Merl

Absent: Barbara Freeman, David Wohl

Also Present: Vic Berez, Teresa Bevilacqua, Vincent Milone, Joe Orlando, Tom Maxwell, Ellen Maxwell, Harriet Merl, Pepe Bevilacqua, Marty Vander May, Edith Curran, Barbara Feeney, Barbara Sheffer, Gary Sheffer

Meeting called to order at 7:15 p.m.

Approval of the October 11, 2012 Minutes: Moved by Murray Merl, seconded by Gary Gibson to approve minutes. Vote: Yes 3, No 0

DISCUSSION AND VOTE ON PROPOSED GUIDELINES TO INSTALL GENERATORS. Murray Merl presented and discussed a set of proposed guidelines for the installation of generators at Stratfield Falls. (see attached document.) A motion was made to approve the guidelines as drafted for the installation of generators at Stratfield Falls as presented by Murray Merl. Moved by Gary Gibson, seconded by Murray Merl. The vote was Yes-3, No- 0.

REPORT FROM BUILDINGS AND GROUNDS COMMITTEE- Gary Gibson reported that he met with Growing Designs last week and a proposal for landscaping will be submitted to Frank Callaghan, property manager, with copies to Gary Gibson and Al Treidel. Once the proposal is received, a determination of priorities will be made for this year. In addition, a long term plan will be developed for landscaping and grounds in order to develop a proper budget. Gary Gibson also noted that there is still some minor wood rot that needs to be addressed. Gary requested that unit owners contact him directly if they feel any additional wood damage needs to be evaluated.

DISCUSSION ON THE NEXT STEPS REGARDING BYLAWS, RULES AND REGULATIONS, AND DECLARATION: Al Treidel

commented that the amended Bylaws and Declaration are in place and recommended that the Board should have a final vote on the Bylaws at the next meeting and that the Declaration should be presented to the unit owners for a vote at the June Unit Owners meeting. Al suggested that in light of the generator guidelines and several additional issues that need further discussion, the Rules and Regulations should not come to a vote until mid-summer after the Board has an opportunity to further deliberate and seek additional input from the unit owners.

OLD BUSINESS: Multiple unit owners discussed issues that were discussed previously. These issues pertained to landscaping, walkways, patios, surrounding housing and tenants, parking spaces, Scinto property, unit rental rules and regulations, roofing, and capital reserves.

NEW BUSINESS: No new business.

MOTION TO ADJOURN: Motion to adjourn the meeting was made by Gary Gibson, and seconded by Murray Merl. Vote: Yes 3, No 0

Meeting was adjourned at 8:45 p.m.

Respectfully submitted,
Gary Gibson