

Stratfield Falls Unit Owners Association Board Meeting January 24, 2016

Attending: Al and Ann Treidel, Gary Gibson, David Wohl, John Lotty, Barbara Sheffer, Jim Digney and Gary Knauf of County Management Services.

The meeting was called to order at 7 p.m. by Al Treidel at his home at 59 Carrie Circle.

Meeting Minutes: A motion was made by John Lotty to accept the minutes of the October 15 board meeting, seconded by Gary Gibson, and unanimously approved.

Window Request: David Wohl made a motion, seconded by Barbara Sheffer, to allow John Lotty to add a kitchen window at his unit, 94 Hilary Circle, because original plans for his unit included such a window. John Lotty recused himself from voting and Jim Digney, the alternate board member, voted on this issue as a result. The motion passed unanimously.

Executive Session: John Lotty made a motion to go into executive session to discuss a personnel matter, seconded by Gary Gibson and the motion carried at 7:06 p.m.

Condo Management Change: The board came back into open session at 7:08 pm. David Wohl made the following motion:
I move: that in accordance with the terms of Section 5.2 Consent of our Property Management Contract with WC&F Real Estate and Development Corporation and Frank Callahan that Stratfield Falls Unit Owners Association terminate its contractual arrangement with WC&F Real Estate and Development Corporation and Frank Callahan as our property manager and contract with another property management company.

The motion was seconded by Gary Gibson and was unanimously passed.

Hiring New Condo Management Company: John Lotty made the following motion: “I move that Stratfield Falls Unit Owners Association contract with Mr. Gary Knauf and County Management Services, Trumbull, CT, as its new property manager and management company and direct our President, Mr. Al Treidel to negotiate a contract with them. The motion was seconded by Barbara Sheffer and unanimously passed.

Old Business: Gary Gibson questioned whether all the newly installed de-icing cables were functioning. This will be looked into. Gary Gibson also stated that no work has been done on the decks since the October board meeting. Al Treidel said the decks will be a top priority in the spring. Gary Gibson said some dryer vents still need to be cleaned out from the initial cleaning days due to some unit owners not being available. He said this needs to be followed up on.

New Business: Al Treidel and John Lotty said on behalf of the entire board that everyone is “delighted” to be working with Gary Knauf.

Adjournment: David Wohl made a motion to adjourn, seconded by Gary Gibson and the motion unanimously passed. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Barbara Sheffer
Secretary