

**Minutes of Board of Directors Board Meeting
February 24, 2015
at the Margaret Egan Center, Milford, CT**

Board Members Present:

President Richard Gaudette, Vice President Clare Farley, Secretary Margaret Meisenhelder, Member at Large Judith Ruskin; John Hufcut, Evergreen Management, and Beatrice Ball, Assistant Secretary

Board Member Absent: Treasurer, Michael Carrington

Owner(s) present: Marty Lippman, Unit 77-C

President Richard Gaudette called the meeting to order at 7:02 PM, announcing that all unit owners had been notified of the time and place of the meeting.

Comments from Unit Owners:

Marty Lippman advised the Board that per a Frontier serviceman he had last week, our lines are too antiquated to accommodate the maximum high-speed available. He was able to adapt to an increased but lesser speed than he had requested from Frontier.

The minutes of the January 20, 2015 meeting were approved.

Financial Report:

John reported that at the end of January we had \$31,756.65 and \$36,946.91 in the accounts at Milford Bank for a total of \$68,703.56. This includes the refuse rebate of \$7020.00. The boiler for Bldg. 5 will be paid out from the Reserve Account.

Electrical:

UI customers are able to obtain reduced generation charges on their electric bills. The electric generation rate on the UI invoicing had been with NRG Retail Solutions. The NRG rate had increased to 13 cents per kilowatt hour, which is the same rate that UI itself charges. The association is now changing to Town Square for the generation rate which will then decrease the rate to 8 cents per kilowatt hour.

Insurance:

Our Package Policy for last year cost \$50,287.00. This year's policy will cost \$55,135.00. We are budgeted for \$50,000.00. Our deductibles are \$10,000.00 per occurrence; \$2,500.00 per unit ice damming, 2% (\$219,700.00) wind/hail (which is 2% of the replacement cost of the buildings).

Our flood insurance (through Philadelphia's Selective) will cost \$6,951.00 (which is less than the budgeted amount of \$7,200.00).

Snow Removal:

We are budgeted for \$20,000.00 and have spent \$16,032.26 so far.

Rentals/Sales:

The owner of Unit 75-D has notified John of an incoming rental prior to the end of the month.

Unit 81-A has been sold and John is awaiting further information.

Maintenance:

Leakage from Unit 109-D into Unit 109-B was caused by improper hook-up of Sal Ciefecu's refrigerator ice-maker. Tubing which had been run/installed through the unheated attic burst during the cold weather. John has asked Sal who did the work and whether the person was licensed. He is waiting for Sal to respond. We are, also, waiting to hear from Sal's insurer. As a result of Sal's leak Clare Farley's unit was damaged, and the sheet rock must be replaced.

We have, also, notified our attorney. The section of burst tubing will be held by our house plumber in case it is needed for evidence/insurance purposes.

Information Letter:

John is drafting a letter to all residents regarding gas leaks and where to report them; food thrown outside which is attracting vermin; waste line back-ups and causal disposables, etc. He will add "sanitary wipes" to the list of non-disposable items that should not be flushed down the toilets in addition to those listed last month which caused the back-up in Bldg. 4.

It was suggested that our web-site information should, also, be added to the letter, so that residents are reminded where the minutes and announcements are posted and how to retrieve them.

Repairs/Replacements:

Unit 107-A: The diverter valve in the shower wall was repaired. Chris, from HOMO, was asked to caulk the windows. He told Adam the windows had out-lived their useful life and should be replaced. He believes this should be done by the Association.

Bait stations for rodents are in place.

79-D gas line was replaced.

81-B leak into basement was repaired.

Doorway 77: Upstairs light fixture was repaired and a valve in 77-C was repaired.

'Wave' ventilation being considered for doorway 77 basement: John learned that the unit would be "pulling air" from the first floor unit(s) so he will investigate this further.

Doorway 75 hallway fixture was replaced.

The lock on main entry door 87 is broken and must be repaired.

Unit 89-C reported scratching noises in the wall; John will ask the exterminator to check this.

Bldg. 5 hot water heater will be installed in March. Mike will get involved with the insurance, etc.

Tree removal work will be done when the snow is gone and equipment can be used safely.

The basement doors of both Bldgs. 5 and 6 require replacement.

Concrete sidewalk and asphalt heaves have been reported by Unit 77. Nothing can be done until weather conditions allow.

Further maintenance will be scheduled based upon weather and/or cash flow: Corrugated window wells for Bldg. 5 and 6, Units 89-A and 79-D interior repairs, 73-C deck, deck railings, mailboxes, etc.

John will provide up-dates on resident/owner information and contractor information.

Respectfully submitted,

Margaret Meisenhelder, Secretary