

Springtop Condo Association Board Meeting

February 26, 2020

The Board meeting was called to order at 7:03pm telephonically. The Board members in attendance were: Pete Cassese, David Young and Dimitrios Angelis, taking minutes. This constituted a quorum and the meeting was called to order to conduct official business. Non-Board members in attendance were: Candy Debro.

The Board engaged a discussion where the following were discussed:

First, the Board discussed asbestos abatement throughout the complex and the one bid that has been received for abatement. The Board decided to have Candy pursue additional bids for the asbestos abatement throughout the complex.

Next the Board considered the Evco domestic hot water contract. The Board decided to have Candy and Dimitrios review the agreement for any comments and then consider entering into the agreement.

Third the Board discussed the PSE&G pile of dirt, the temporary asphalt they did to cover the trenches they dug when they brought the gas lines in to the complex. After s discussion, the Board decided that Candy should call PSE&G and have them come to fix the piles of dirt.

Fourth, the Board discussed the parking enforcement at the complex. The Board duly motioned and unanimously:

RESOLVED to appoint James Alfonse as the parking enforcer to enforce the parking rules only during the evening hours from 6:00PM until 8:00AM. Alfonse may contact DeFalco towing directly and have illegally parked cars towed away. Initially, Alfonse will give written notices to illegally parked cars then will have cars removed. Alfonse will be the point person for parking enforcement and residents will contact him directly.

Fifth, the Board discussed the decommissioning of the old boilers and reducing the hours of the boiler operator. The Board requested Candy to reach out to the boiler operator and negotiate a lower fixed rate. In addition, we would no longer be using the boiler operator after this heating season.

Sixth, the Board discussed the engineer's closeout findings. The Board decided to wait until the official report was submitted to the Board for any action items.

The Board meeting was adjourned at 8:38 pm.'